




When C. C.
Woolworth arrived
in Omaha City,
Nebraska Territory,
it comprised a huge
land area which
reached north to
the British
Territories of
Canada and
encompassed much
of the Dakotas,
Colorado, Wyoming
and Montana.

This reprint of his
1857 publication is
often considered the
first history of
Nebraska. This
edition is limited to
1,000 copies and
each is individually
numbered opposite
the title page.

The large folding
map which is folded
and bound into the
book is considered
current to 1857 and
shows all existing
towns and those
thought to be "of
any considerable
promise," though a
few never got
beyond the
planning stage.



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N E B R A S K A

IN

1857.

BY

JAMES M. WOOLWORTH,

ATTORNEY AND COUNSELOR-AT-LAW, AND GENERAL LAND AGENT,
OMAHA CITY, N. T.

OMAHA CITY, N. T.:

PUBLISHED BY C. C. WOOLWORTH.

NEW YORK: A. S. BARNES & CO.

1857.

Special Contents

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Entered, according to Act of Congress, in the year 1857, by

C. C. WOOLWORTH,

In the Clerk's Office of the District Court for the Southern District of
New York.

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THOMAS B. SMITH,
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GEORGE W. WOOD,
51 John-street.

INTRODUCTION

TO THE REPLICA EDITION OF NEBRASKA IN 1857

One hundred ten years ago a recently-arrived attorney, land agent and pioneer, filled with the optimism of the frontier, wrote what is probably the first history of Nebraska. At the time of its publication the newly created territory of Nebraska extended from the territory of Kansas on the south to the Canadian border on the north and from the state of Iowa on the east to the Rocky mountains on the west. The spirit of growth and boom was in the very air and in keeping with the great expectations of the early arrivals in the new country beyond the Missouri, the author sat down to write an emigrant guide and promotional volume to acquaint the inhabitants of the East with Nebraska.

He delineates the history of the ownership of the area by European countries, its purchase from France, the newly organized government of the territory of Nebraska, the land laws pertaining to the territory and the physical geography of the area. Then follows a history and geography of each of the organized counties together with their prospects.

Lest the reader conclude that the book is merely a fraudulent attempt of the unscrupulous land agent to puff the country beyond the honest expectations of the inhabitants of Nebraska at that time, one should view this significant volume from the background of the early territorial days. Those early settlers were caught up in the swirl of the whirlwind of speculation which blurred their vision of reality. The miasma of

INTRODUCTION

speculation was in the very air, carrying its fever to all who drew a breath of the atmosphere of the time. Town companies would lay out a "city," make a plat accompanied by lettering which stated that the incipient metropolis was located adjacent to the finest groves of trees, surrounded by the richest of agricultural lands, abundantly supplied with building stone, well watered, possessed of fine indications of lead, coal, iron, and salt in abundance. J. Sterling Morton, famous Nebraska statesman, reminiscing concerning those times from the vantage point of reality in later times, said:

In my opinion, we felt richer, better, more millionairish than any poor deluded mortals ever did before, on the same amount of moonshine and pluck.

It can be understood why the author, with this background and enthusiasm for the new country, was carried along to make statements gathered from general assumptions of the times which were widely accepted. Viewed from this light the reader will, no doubt, overlook the statement that "one hundred and fifty bushels of corn to the acre are its constant product" or his report that the area east of the 99th parallel was supplied with a considerable quantity of timber—which came as a real surprise to the later settler who had to walk miles to find even a few limbs with which to make rafters for his sod house.

Another statement arising from the ebullient spirit of the times was that the winters were so mild that two crops could be raised each year. As proof of the

INTRODUCTION

Edenic climate he cites that the first legislature of the territory opened on January 1, 1855, out of doors.

An interesting prophecy based upon the common belief of the boomers, later fulfilled to the letter, was that the Platte Valley would become the rail thoroughfare to the Pacific.

This rare volume is well worth re-publication on this one hundredth anniversary of statehood. As does any history, it gives meaning to the present by presenting a glimpse of the thinking of former days and acquaints the reader with the times from which he has sprung.

EVERETT DICK
Union College

March 1, 1967

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N O T E .

THE writer of this pamphlet has endeavored to contain in it accurate and satisfactory information on such points as are of interest to a person looking toward Nebraska with a view to settlement or investment. He has availed himself freely of such aid as published surveys of this Territory, and as surveyors who have run the lines, have yielded him.

He intends to bring out an edition of the work every year, with such changes and additions as the condition of the country may make necessary.

The map, accompanying this pamphlet, may be received as accurate. It has the county boundaries, as established by the Legislature, whose session closed February 14, and all the towns of any considerable promise.

THE ROUTES AND DISTANCES

FROM NEW YORK CITY TO OMAHA.

THOUSANDS will this season visit the West, not only to locate but to “look around.” Many of them are unacquainted with the different routes, and are unaccustomed to traveling. For the benefit of such the following statement has been prepared. It commences at New York, and extends to Omaha, in Nebraska; but any person will be able to determine how best to reach any point on the line from his own home.

Those whose time is more valuable and important than comfort, and who can only make a flying visit, can take the Hudson River Railroad to Albany; then the New York Central Railroad to Suspension Bridge; then the Great Western Railroad through Canada to Detroit; then the Michigan Central Railroad to Chicago; then the Chicago and Rock Island Railroad to Davenport, Iowa; then the Mississippi and Missouri Railroad to Iowa City; then the stage to Omaha. The distances on this route are—

From New York to Chicago, - - -	960 miles.
From Chicago to Iowa City, - - -	236 “
From Iowa City to Omaha (by stage), -	275 “
<hr style="width: 20%; margin: 5px auto;"/>	
Shortest route from New York to Nebraska,	1471 “

Passengers taking this route can leave New York by the early morning train, and arrive at Suspension Bridge the same night, Detroit the next morning, Chicago the night of the second day, Rock Island the morning of the third day, Iowa City at noon, leaving for Omaha the night of the third day, and arriving there in three days more, making the trip from New York through in about six days and six nights. This is as quick as the trip can be made.

But those who can spend two or three days more time, for the sake of greater comfort, will do well to take the following route:

People's Line of steamboats from New York to Albany; then New York Central Railroad to Buffalo; then North Shore Line of steamers on Lake Erie to Detroit; then Michigan Central Railroad to Chicago; then Chicago, Alton, and St. Louis Railroad to St. Louis; then steamboat up the Missouri river.

Distances by this route are—

From New York to Chicago, -	-	-	1035 miles.
From Chicago to St. Louis, -	-	-	285 “
From St. Louis to Omaha, -	-	-	795 “

From New York to Omaha, *viã* St. Louis, 2115 “

Passengers taking this route leave New York by the evening boat, reaching Albany the next morning, and Buffalo the night of the second day, Chicago the third night, and St. Louis the fourth day. Steamboats are always in readiness at St. Louis for the Missouri river, and travelers, with their baggage, can be transferred from the cars to the boats. The usual

time from St. Louis to Omaha, in a good stage of water, is about five days, thus making the time from New York to Omaha, *viâ* St. Louis, about nine or ten days. This route can be varied by exchanging cars on the Michigan Central Railway at Lake Station, taking the Joliet cut-off road to Joliet, on the Chicago, Alton and St. Louis Railroad, thus saving some forty miles, but passing Chicago. Passengers can also take the Pacific Railway at St. Louis, for Jefferson City, there connecting with the Missouri river steamboats, and saving a hundred and seventy miles of steamboat travel.

Passengers should, in every instance, after determining their route, purchase tickets as far through as possible, which can be done at any of the principal ticket offices, to St. Louis and to Davenport. These tickets are good for a year, and will cost much less than to buy them at intervals. When parties of fifty or more purchase together a discount from the regular price is made. At this present writing, the fares for the summer are not established, but they will not vary much from the following rates, which were established last summer:

From New York to Iowa City, by the route de-						
scribed above,	-	-	-	-	-	\$27 00
From Iowa City to Omaha	-	-	-			19 00
<hr/>						
From New York to Nebraska,	-	-	-			\$46 00
From New York to St. Louis,	-	-	-			\$24 00
From St. Louis to Omaha,	-	-	-	-		20 00
<hr/>						
						\$44 00

The steamboat route gives much more comfort than the all railroad route, and is more economical. The passenger gets two nights' rest between New York and St. Louis; and the passage up the Missouri river is in boats as fine and comfortable as are any in the West; and while living is extra when traveling by railroad, it is included in the steamboat fare.

It is likely that fares up the river will be lower than ever this coming season, on account of competition; but they will not vary much, and in no event do we think they will be higher than the foregoing estimate.

There are, of course, other routes to the West: the New York and Erie *viâ* Lake Shore, Cleveland, Bellefontaine, Indianapolis, and Terre Haute, to St. Louis; and *viâ* Cleveland and Toledo to Chicago; the Pennsylvania Central from Philadelphia; the Baltimore and Ohio from Baltimore. We have tried them all, and have found that those named are the most comfortable, expeditious, and safe. They have been long established, and well managed, and are usually more certain to make the regular connections. The countries through which they pass are thickly settled with the great cities and towns, making the journey from New York to Nebraska safe, easy, and attractive.

CHAPTER I.

THE HISTORY OF THE TERRITORY.

THE Territory of Nebraska is a part of the old province of Louisiana. Its early history is that of the southernmost extremity of the province, now included in the State of that name, and it is of interest in the present connection, only as showing through what hands its title and sovereignty have passed.

James Marquette, the French Jesuit and priest, was the first European who sailed on the waters of the Upper Mississippi; and the Sieur Robert Cavalier de la Salle, the French trader, the first to follow the stream to the sea. It was a law of those days, that the sovereign of the discoverer, became the sovereign of the country discovered; and the whole region lying on the "father of waters" and its tributaries, passed under the nominal rule of Louis the Great. It was a land dimly defined in the minds of Europeans. In the process of La Salle in the ceremony of taking possession of the country in 1682, the region stretched from the Alleganies to the head waters of the Missouri.

The great adventurer knew nothing of that river, but by its immense mouth, where it rolls its turbid

waters upon the placid Mississippi, as if by main force it strove to assert its claim to the name of the principal stream.*

The maps which delineated to the speculative Frenchmen, of the days of John Law, its vastness, and illustrated its fertility and wealth, carried its boundaries to the widest limits; and the French king, himself victimized by the canny Scot, was not slow to take the whole under his paternal rule and care.

In 1763, France, beaten and humbled in a long struggle with England, unwillingly ceded to the victor the Canadas and the valley of the Mississippi; and the name Louisiana passed thence to the region west of the river, whither the French settlers on the east betook themselves. Hardly had they composed themselves in their new homes, however, before they learned that even this region has passed with their already considerable capital, New Orleans, from the government and protection of their beloved king. The implacable Spaniard was now their lord. For three years the hardy colonists withstood the governors and forces of Spain; but at length Don Alexander O'Reilly, stern, energetic, and supported by a strong force, ascends the river, anchors before the capital, disembarks his troops, and formally takes possession of the province for the crown of Spain.

* It is a rule in geography that the longer branch of a river bears its name. This rule has been disregarded in naming these two rivers, the Missouri being from its conflux with the Mississippi to its sources both the longer and the larger.

Thus Nebraska, as part of Louisiana, passes from one European sovereign to another.

After our revolutionary war, the whole valley, east of the Mississippi, began to fill up with American settlers. Genesee, Kentucky, and the wide region west of Georgia, became visited by the hunter, traversed by the trader, and close behind them came the advancing ranks of permanent settlers. Their products increased and multiplied, until by the river they seek their market at New Orleans. The Spaniard, with a chronic jealousy of his enterprising neighbors, irritated the Americans with the forms and ceremonies, with which he encumbered and perplexed their commerce. Fillibusterism became rampant among the people of the frontier, and intrigues became rife for invading Louisiana, and seizing by force a right so clear as a free outlet to commerce, at New Orleans. In the midst of the excitement, however, Bonaparte suddenly wrested the province from the Spaniard, and once again the French flag waved over the province a Frenchman discovered, and Frenchmen founded.

With the province, Nebraska again changed hands.

Jefferson was at this time President of the United States. As soon as the rumor of a cession of Louisiana by Spain to France reached him, he foresaw the effect which the establishment of the French power so near to our territory, and at the point which commanded the commerce of the interior of the country, must have upon our political relations, not only with the empire, but with Europe. On the 18th of April,

1802, in a letter to Robert R. Livingston, our minister at Paris, he opened negotiations with Bonaparte for the purchase of the province. Subsequently Monroe was sent to France as minister extraordinary to complete the transaction. The First Consul, full of the affairs of Europe, and unwilling both to have the province wrested from him by the young republic over the waters, and to engage in a war with so distant a foe, and withal finding money very useful in his exhausting wars, made a sale of this wide domain to the United States, for fifteen millions of dollars.

The formal cession of Louisiana by Spain to France was completed November 30th, 1803. The French form of government was barely instituted, to be suspended; and on the 20th of the following December, William C. C. Clairborne, as Governor, received possession of Louisiana, for the United States. The name Louisiana then passed from the district now included in the State of that name, and was applied to the remaining portion of the purchase. The present State was organized as the Territory of Orleans. On its admission into the Union as a State, it assumed its present name; while the portion of the region to which Nebraska belongs was known as the Indian Territory.

Thus our young Territory became American domain—open to American enterprise, American freedom, and American settlers.

No event occurred concerning Nebraska, from this period until the passage of the Missouri compromise act; nor any other from thence, to the act organizing

the Territory. The excitements attendant upon both these measures are too recent to render any comment on them necessary here.

On the organization of the Territory, President Pierce appointed,

Francis Bent, of South Carolina, Governor.

Thomas B. Cuning of Iowa, Secretary.

Experience Estabrook, of Wisconsin, District Attorney.

Mark W. Izard, of Arkansas, Marshal.

Fenner Ferguson, of Michigan, Chief Justice.

Joseph Bradley, of Indiana, Associate Justice.

Edward R. Hardin, of Georgia, Associate Justice.

The Governor and Secretary arrived in the Territory on the 8th day of October, 1854. The other officers arrived afterward.

Governor Bent made his residence at Bellevue. He came in poor health, and greatly needed rest, after his long journey. But he was beset by multitudes of speculators, anxious to acquire influence with the government in behalf of some place to which they wished to secure the capital, or some other patent measures for making a sudden fortune. Harassed by the many unexpected vexations of his position, he died in about three weeks, after his arrival in the Territory.

Under a provision of the organic act, the Secretary, on the death of the Governor, is invested and charged with his duties. Mr. Secretary Cuming, therefore, became the acting Governor. Upon him devolved the duty and difficulty of organizing the new Terri-

tory. He might, indeed, have declined to assume the responsibility of his position, under the plea of waiting for instructions from Washington, or the equally fallacious excuse that he was not appointed to any such responsibility—that even respect for a superior office should lead him to decline its most arduous duties. But here were already thousands of American citizens, without government, without laws, on the wide, wild prairies, without even the moral restraints of society; and here was a land, new now, but soon to be a prosperous community, or the theater of unrestrained lawlessness; and its destiny resting on the new Governor's action. Cuming recognized his duty.

The difficulties of his position were great.

The violence of the contest in Congress, over the organic act, attracted the eye of the whole country to the two Territories whose interests were involved. Before that contest had terminated, an immense emigration had poured into Nebraska.

Besides, speculations in western lands had raised so many men from indigence to sudden wealth, that the public imagination had become inflamed; and those who, in that early day, sought Nebraska, came full of eagerness to seize upon some available point, where a city should suddenly spring up, by the immense value of its lots enriching their owners with unlimited wealth. The history of the settlement of Nebraska is the reverse of that of all other Territories. It was not a gradual filling up; the ranks of civilization did not advance in succession: first the hunter, then the trader, then the farmer, then the merchant, and last the capitalist and

speculator. All poured in together—sharers of the toils and exposure of the new settlements, and rivals in the one contest for wealth. Instead of the Boons and the Leatherstockings, who had broken the brush in the pathway of empire, came side by side the stout farmer and the keen-eyed speculator; the one as intent as the other upon town sites and choice farms—pioneers of the new civilization.

Every point along the Missouri at which the wildest imagination could see any advantages for a town, was taken up. The Governor, under the organic act, appoints and directs at what place the first Legislature should hold its session. Each town site sought, by every possible means, to secure to itself the advantage of this provision. Every approach to the officer charged with this power was filled up. He was plied, pressed, begged, assailed, threatened. Those very vexations which had destroyed one Governor's life, were multiplied tenfold with the acting Governor.

But Governor Cuming acted promptly. On the 21st of October, 1854, he issued his proclamation for the taking of the census; and on the 21st of November following, another for an election, with instructions for holding and conducting the same. The election was held, as directed, on December 12th.

Omaha City, in Douglas county, was designated as the place at which the first session of the Legislature should be held.

This selection excited opposition and resentment, just as any other would have done.

When the Legislature convened, multitudes of men,

disappointed in their hope of securing the first session at their own town site, angry and equal to any act of desperate revenge, filled the streets and houses of Omaha City. They arrayed themselves in the red blankets of the savages, armed themselves with revolvers and knives, and loudly proclaimed their design of breaking up the Assembly. At the hour for the convening of the Houses, their halls were filled with these excited and desperate men. But before they were aware of it, resolutions assembling the two Houses in a joint session were passed; and the moment they had met, the Governor entered, and, without prologue, delivered to each member elected the certificate of his election, pronounced his message, declared the Assembly organized, directed each House to withdraw to complete its organization, and vanquished, in half an hour, every design either upon himself or the Legislature.

It was a time when any thing less than the executive energy of Andrew Jackson would have involved the Governor in inextricable difficulties, and the Territory in anarchy.

In less than one week the exciting questions were all disposed of; Omaha City was made the permanent seat of government; and the Territory saved from the sad scenes which Kansas has witnessed, to a course of unexampled peace and prosperity.

What this Territory now is, she owes to the executive energy which, in her very first attempt at government, sustained and protected the law, against lawless violence.

The wide contrast which Nebraska presents to her twin-sister Kansas, is due to this and no other cause. She has enjoyed now nearly three years of successful, safe government. None of the turbulence of the frontier, none of the outrages of heated strife, have disgraced her; no anarchy, no public demoralization has afflicted her; and to-day she offers to the emigrant a home guarded by law, and the promise of large rewards to his honest labor.

CHAPTER II.

GOVERNMENT.

THE government of the Territory is established by the organic act, and acts of the Legislature.

The organic act vests the appointment of Governor, Secretary, Judges of the District and Supreme Courts, District Attorney, and Marshal, in the President and Senate of the United States.

The duties of the Governor are the same as those of the chief executive officer of the States. He holds his office for four years. The Secretary is the main channel of communication between the Territorial Government and the General Government. He reports to the authorities at Washington the proceedings of the Territory. He holds his office for five years, unless sooner removed; and becomes acting Governor on the death, removal, resignation, or absence of the Governor.

The Territory is divided into three judicial districts, which are as follows:

The counties of Douglas, Sarpy, Cass, Lancaster, Calhoun, and Dodge, constitute the first judicial district, to which Chief-Justice Ferguson is assigned as judge.

The time of holding the Courts in the several counties is as follows:

In the county of Douglas, the third Tuesday in March, and the third Tuesday in October (except this year, 1857—the first term for which is held the first Tuesday of May). The Courts are held in the county of Sarpy the first Tuesday in March, and the second Tuesday in November; in the county of Cass, the fourth Tuesday in April, and the first Tuesday in October; in the county of Dodge, the third Tuesday in April, and the third Tuesday in September. The time and place of holding the Courts in the other counties of this district are fixed by Judge Ferguson.

The second district—to which Judge Underwood is assigned—is composed of the counties of Otoe, Nemaha, Richardson, Pawnee, Johnson, and Clay. The Courts will be held, in Otoe county, the first Tuesday in June, and the first Tuesday in December; in Nemaha, the third Tuesday in June, and the third Tuesday in November; in Richardson, the first Tuesday in May, and the first Tuesday in November; and in the other counties of that district at such time and places as Judge Underwood may appoint.

The third judicial district—to which Judge Wakely is assigned—is composed of the counties of Washington, Bent, Dahkota, and the counties and territory west and north thereof. The time of holding the Courts, in the county of Washington, is the second Tuesday in April, and the second Tuesday in November; in the county of Burt, the first Tuesday in May, and the fourth Tuesday in September; in the

county of Dahkota, the second Tuesday in May, and the second Tuesday in September; provided, that the first term in Washington county, under this act, shall be held on the third Tuesday in May, 1847.

A District Court, vested with chancery and common law powers, is established in each district, acting as a Circuit Court; each district having one Supreme Court Judge, residing within it, as its Judge. The Supreme Court is the Appellate Court of the Territory; being composed of the three Judges sitting in Bank. These Courts are both Territorial and United States Courts. Appeals are allowed from them to the Supreme Court of the United States, as from the Circuit Courts of the United States. The very titles of District Attorney and Marshal indicate the duties of those officers.

The salary of the Governor is \$2,500; of the Secretary and Judges \$2,000; of the Attorney \$250 and his fees; and of the Marshal the fees of his office.

Francis Bent was the first Governor: he died October 18th, 1854, and was succeeded by Mark W. Izard, the present incumbent. Thomas B. Cuming was the first, and still remains, the Secretary. Fenner Ferguson was the first, and still remains, Chief Justice. Joseph Bradley and Edward R. Hardin were the first Associate-Justices: both have resigned. John C. Underwood of Georgia has been appointed to Judge Hardin's, and Elizur Wakely of Wisconsin to Judge Bradley's place. Experience Estabrook was the first and is the present District Attorney. Mark W. Izard was the first Marshal. He was made Governor on the

death of Governor Bent, and E. B. Doyle of South Carolina was appointed in his place; he was succeeded by B. F. Rankin of Iowa.

The Legislature has also established other offices, which are filled as follows: Treasurer, W. W. Wyman, salary, \$200; Auditor, Charles B. Smith, \$200; Superintendent of Public Instruction, B. Anderson, \$200.

The Legislature, regulated by the organic act, is composed of a Council which now has thirteen members, and a House of Representatives, which has thirty-five members. The former hold their office two, the latter one, year. Each receives four dollars per day.

The Territory has not yet become sufficiently settled, to permit any organization of public instruction with efficiency. Schools of a private character have been opened in the larger places. Colleges and universities have been chartered with liberal powers, but they have not yet gone into operation.

Ultimately, however, Nebraska may safely enter into competition with any of the States, in the great work of education. Congress has granted to school purposes two sections, the sixteenth and thirty-second, instead of one, the sixteenth, as has been the case in Territories and States previously organized. This secures to her an ample fund without taxation, for popular education. In several towns the lecture and lyceum associations which distinguish the East, have been organized, and are in active operation.

The banking system of Nebraska is like that of

Pennsylvania, Vermont, and certain other States. There is no general banking law as in New York, each association being compelled to obtain a charter of the Legislature. Eight banks have been thus chartered: the Western Exchange, Fire, and Marine Insurance Company, with a banking department, and The Bank of Nebraska, both at Omaha; The Bank of Florence, at Florence; The Fontenelle Bank, of Bellevue; The Platte Valley Bank, at Nebraska City; The Nemaha Valley Bank, at Brownville; the Bank of De Soto, at De Soto; and the Bank of Tikama, at Tikama.

We give here the charter of one of these institutions:

“An Act for the Charter of a Bank to be located at Omaha City, Douglas County, Nebraska Territory, to be called the ‘BANK OF NEBRASKA.’

“SECTION 1.—Be it enacted by the Council and House of Representatives of the Territory of Nebraska, that Benjamin F. Allen, B. R. Pegram, Hoyt Sherman, Loudin Mullin, Geo. Jennings, Reuben Sypher, and F. R. West, their heirs and assigns, are hereby appointed Commissioners, and they, or any five of them, are authorized to carry into effect, from and after the passage of this Act, the establishment of a Bank, to be styled and called the Bank of Nebraska, and to be located at Omaha City, Douglas County, Nebraska Territory, with a capital of One Hundred Thousand Dollars, which may be increased at the will of the Stockholders, to any amount not exceeding Five Hundred Thousand Dollars, to be divided into shares of One Hundred Dollars each, and the said Com-

pany, under the above name and style, are hereby declared capable in law of issuing bills, notes, and other certificates of indebtedness; dealing in Exchange, and doing all things necessary to the carrying on a regular and legitimate Banking Business; and also to buy and possess property of all kinds, and to sell and dispose of the same; to contract, and be contracted with, to sue and be sued; to defend, and be defended against, in all Courts of this Territory.

“ SEC. 2.—That the Commissioners herein appointed, shall have power to cause books to be opened for the subscription of said stock in such manner, and at such times and places, as they, or any five of them, may appoint; that whenever Fifty Thousand Dollars is fully subscribed, then those making such subscriptions shall have power to choose a Board of Directors, whose duty it shall be to organize said Bank by electing a President, Vice President and Cashier; and that in the election of said Directors and Officers, each share subscribed and then held, shall entitle the holder thereof to one vote, which may be given in person or by proxy.

“ SEC. 3.—It shall be the duty of the President or Vice President either of whom shall be competent and Cashier, to attach their respective names to all bills or notes issued by said Bank to circulate as currency, and that the Stockholders shall be each and individually liable for the full and final redemption of such issue, payable at their Banking House in gold or silver, and that this Charter shall have an existence and be in full force, if faithfully complied with, for the term of twenty-five years from the date of its passage and becoming a law of the Territory.

“ SEC. 4.—The Stock of said Bank shall be assignable and transferable, according to such rules, and under such restrictions, as the Board of Directors may prescribe, who shall have power at all times to make such rules and regulations

as may appear for the well-being of said Bank, not inconsistent with the Constitution of the United States and the laws of this Territory.

“ SEC. 5.—The Directors of the Bank shall make, or cause to be made, through their Cashier, under oath or affirmation, an annual report to the Auditor of the Territory or State (as the case may be), a full exhibit of the condition of said Bank, which report shall be published in three newspapers of this Territory by said Auditor.

“ SEC. 6.—This Act shall be in force from and after its passage.

“ APPROVED, January 18, 1856.”

The liberal provisions of these charters place it in the power of the proprietors of these institutions to perpetrate enormous frauds upon the people of the Territory. The only indemnity held against such a proceeding, is the character and wealth of the gentlemen who own the banks.

The condition of three of these institutions is set forth under oath in the statement and report required of them to the Auditor, which we here give.

Statement showing the condition of the WESTERN EXCHANGE, FIRE AND MARINE INSURANCE COMPANY, located at Omaha City, Nebraska Territory, on the 1st day of September, 1856.

ASSETS.

Stock Certificates,	-	-	-	-	-	\$60,000 00
Bills Receivable	-	-	-	-	-	5,581 01
Contingent Account,	-	-	-	-	-	5,581 48
Over Drafts,	-	-	-	-	-	1,740 52
Due from Bankers,	-	-	-	-	-	48,122 12

Real Estate,	-	-	-	-	-	-	750 00
Specie,	-	-	-	-	-	-	40,148 09
Bills of Solvent Banks,	-	-	-	-	-	-	5,029 00

\$258,647,22

LIABILITIES.

Stock Account,	-	-	-	-	-	-	\$100,000 00
Bank Notes,	\$56,000	}					
Less Office Notes,	4,500		-	-			51,599 00
Profit and Loss,	-	-	-	-	-	-	7,098 31
Due Bankers	-	-	-	-	-	-	2,454 72
Due Depositors,	-	-	-	-	-	-	97,495 19

\$258,647 22

L. R. TUTTLE, Cashier.

Sworn and subscribed before me this 26th day of September,
1856.

CHARLES B. SMITH,

Notary Public, Douglas County, N.T.

Statement showing the condition of the BANK OF NEBRASKA, located at Omaha City, Nebraska Territory, on the 1st day of September, 1856.

ASSETS.

Due from Banks,	-	-	-	-	-	-	\$22,868 86
Notes Discounted	-	-	-	-	-	-	29,857 00
Bills Receivable,	-	-	-	-	-	-	44,495 00
Stock Account,	-	-	-	-	-	-	50,000 00
Expense Account	-	-	-	-	-	-	355 68
Over Drafts,	-	-	-	-	-	-	355 68
Gold,	-	-	-	-	-	-	33,540 07
Our Currency	-	-	-	-	-	-	2,612 00
Currency of other Banks,	-	-	-	-	-	-	2,350 00

\$186,151 88

LIABILITIES.					
Capital Stock,	-	-	-	-	- \$100,000 00
Circulation issued,	\$91,000	{	-	-	75,000 00
Less in hand sealed,	16,000		-	-	
Profit and Loss,	-	-	-	-	- 2,071 46
Due Depositors,	-	-	-	-	- 9,080 42
					<hr/> \$186,151 88

SAMUEL MOFFAT, Cashier.

Sworn and subscribed before me this 30th day of September,
1856.

CHARLES B. SMITH,
Notary Public, Douglas County, N.T.

Statement showing the condition of the PLATTE VALLEY
BANK, on the 1st day of September, 1856.

LIABILITIES.					
Capital Stock,	-	-	-	-	- \$100,000 00
Circulation	-	-	-	-	- 63,000 00
Interest and Exchange,	-	-	-	-	- 6,082 73
Amount due Depositors,	-	-	-	-	- 11,426 02
					<hr/> \$180,508 75
ASSETS.					
Bills Receivable,	-	-	-	-	- \$114,854 29
Specie on Hand,	-	-	-	-	- 38,000 00
Notes of other Banks,	-	-	-	-	- 992 00
Amount deposited with other Banks,	-	-	-	-	- 24,414 60
Expenses,	-	-	-	-	- 2,247 86
					<hr/> \$180,508 75

Nebraska Territory, }
Otoe County, } ss.

On this 26th day of September, A.D. 1856, personally
appeared before me, a Notary Public in and for said county,

S. F. NUCKOLLS, President, and J. GARSIDE, Cashier of the "Platte Valley Bank," and being duly sworn according to law, depose and say that the foregoing exhibit of the condition of the Platte Valley Bank is correct and true.

S. F. NUCKOLLS,
J. GARSIDE.

Sworn to and subscribed before me this 26th day of September, 1856.

JAMES D. WHITE,
Notary Public.

These were the only banks in operation at the time, and the only ones which have yet made statements. The requisitions of the law came upon these three institutions so unexpectedly, that they could not have made provision for it; and their statements may be considered fair indications of their condition at the time.

The Bank of Nebraska, as we are informed by its cashier, Mr. Samuel Moffatt, keeps \$45,000 on deposit in its vaults at its banking-house in Omaha; from \$7,000 to \$10,000 at St. Louis, and about \$5,000 at New York, for redemption of its notes, and as a fund upon which to sell drafts. Upon this it has heretofore issued \$100,000 circulation. The stockholders by their bye-laws were obliged to pay half their subscription in current funds, and secure the remainder to the bank by approved notes or other ample securities. The most of them are residents of Iowa, and use the currency there, or at a distance. Only about \$15,000 are used at Omaha for the use of

the Territory. The necessity of keeping so large a quantity of gold on hand is apparent. Persons having unkind feelings toward any of these banks, or their stockholders, or who envy the advantages which they enjoy, might collect their bills and suddenly throw them upon the banks for redemption. Failure, or even delay to redeem, would instantly destroy public confidence, and sweep away the banks, the system, and their proprietors.

The current rates of discount are three per cent. a month. Exchange is sold on New York at from one and a half to three per cent. In Thompson's "Reporter" they are quoted at the same as the country banks of New York.

Of a large number of banks which asked charters of the last Legislature, the two last named are the only ones which received them. The introduction of so many bills for banks alarmed both those already established, and the public generally. In consequence the old institutions are reducing their circulation one half. The circulation of the Bank of Nebraska is now but \$50,000. Its securities and gold are twice that amount.

It is not probable that any other charters of this kind will ever be granted by the Legislature.

The various religious denominations are taking early and strong hold of Nebraska. The Congregationalists have planted themselves in Omaha, Fontenelle, and other places. The Old School Presbyterians are strong in the south part of the Territory. The Campbellites are also strong in that section. The

Methodists, with their organization well-fitted to do good in new countries, are active and prosperous. No Episcopal church has been founded yet, except one at Omaha. Nebraska is under the episcopal care of Bishop Lee, of Iowa. The Baptists are possessing the ground with other denominations.

The people of Nebraska are emigrants from nearly all the States of the Union. In the south part of the Territory people from Missouri and Arkansas are numerous. Further north are found people from Michigan, New York, Pennsylvania, and Iowa, in larger numbers. They are generally intelligent, well-ordered people; of a class above that which usually seeks new countries.

Indeed, in some of the towns are found communities equal in intelligence to any towns of like size at the East. The writer has this winter attended a course of popular lectures at Omaha, by citizens of the Territory, which have been attended by audiences of from two hundred and fifty to four hundred as appreciative, genteel, and fashionable listeners as could be called together in any town in New York or New England of twenty-five hundred inhabitants.

The population of the Territory, according to the last message of the Governor, is fifteen thousand.

The following table, taken from the Auditor's report, dated January 5th, 1857, shows the value of all the property, real and personal, as assessed in the several counties in the year 1856.

Douglas County,	-	-	-	-	-	\$1,296,160 50
Dodge	"	-	-	-	-	20,784 50
Nemaha	"	-	-	-	-	167,158 00
Cass	"	-	-	-	-	76,374 00
Otoe	"	No returns received.				
Richardson	"			"		\$1,560,477 00
Washington	"			"		
Burt	"			"		
Dakotah	"			"		
Pawnee	"			"		

But one Land Office has as yet been opened in Nebraska, that at Omaha. The officers at Omaha are Mr. John A. Parker, of Virginia, Register, and Mr. A. R. Gilmore, of Illinois, Receiver. The office for the entry of pre-emptions was opened on the 1st of February, for a portion of the southern counties. About the 1st of April it will probably be open for pre-emptions throughout the surveyed portion of the Territory. It is yet uncertain when the public sales will take place. These must precede the entry of land except by pre-emption. The Secretary of the Interior, in his report to Congress, recommends that the public lands be kept out of market, which is the policy pursued in Minnesota. This enables the actual settler to obtain his pre-emption of one hundred and sixty acres, in eligible locations, without difficulty, and keeps out of the Territory speculators in land. Minnesota undoubtedly owes much of her substantial growth and prosperity to this policy.

Three other Land Offices are yet to be located. One is to be in quite the north part of the Territory, probably

in Dakota County. Another will probably be located at Nebraska City, and the other at Brownsville. The districts are called:

The Dakotah	District,
The Omaha	“
The Platte Valley	“
The Nemaha	“

As the Territory settles, others will probably be established.

CHAPTER III.

RAILROADS.

THE adaptation of a country to the construction, especially the easy construction, of railroads, and the steps taken by its enterprise in the work, are matters which, in these days, can not be overlooked by any person who is seeking or reporting its resources and promises.

The surface of Nebraska, except along the rivers, will not allow as easy and as cheap construction of railroads, as the broad level prairies of Illinois. The section of the Territory of which we are speaking more particularly, lying between the Missouri river, and the ninety-ninth longitudinal meridian, is rolling prairie. Its undulations will demand frequent but not heavy grades; and these will be easy, on account of the lightness of the soil. It is but a repetition of the surface of Iowa, where roads are substantially constructed for twenty thousand dollars per mile. Experienced engineers, who have surveyed this region with an eye to the matter, report that sum as ample to build a good road through it.

If now we inquire after the material for the construction and running of a road, we have timber, rock,

and coal in abundance, with the Missouri, on which to transport at cheap rates, iron, machinery, and other necessities.

So much for the adaptation of the country to the easy and cheap construction of railroads.

The completion of one line of roads running east and west, of itself necessitates the construction of a continuing line. When the several companies now consolidated into the New York Central, were completed to Buffalo, and the country beyond was opened to commerce, the enterprise of another link to Cleveland and Toledo did not slumber; and so on to Chicago, and thence to Davenport, and Dubuque, and Burlington, and Fulton; until now, we have roads in energetic construction from each of these last points to Nebraska; and when they reach the Missouri, bringing hither the manufactures of the East, and carrying thither our products; the necessity of a further reach into the *West*, will give us the needed roads. The large grants made by Congress, in aid of the four roads through Iowa, will hasten their construction. Five years will undoubtedly see the work done; and that is an addition of two and three years to the promises of the several companies. Indeed it is hardly to be doubted that the Davenport road will be pushed through within three years. The contracts which have been let to Mr. Henry Farnham, require the completion of the road to Fort Des Moines in two years from the first of January last. While that work is being carried on with such energy, something will be done on the western end of the road, which will secure its entire con-

struction in the time stated. We shall then have avenues of approach, constructed in a far less time after the organization of the Territory, than has been done in any other portion of the Union.

The bill lately introduced into Congress for the building of a road to the Pacific, was the project of the railroad men, all through the north. One of its provisions was that the four roads through Iowa should be continued, through our first section of Nebraska, and consolidated at Fort Kearney, from which point one road was to be built to the Pacific. That bill was defeated, but this provision of it meets the exact needs of the country. The roads now running west, must be brought to a point of conjunction; for but one route, at least one central route, will be needed to the Pacific. Some bill must soon pass Congress in aid of the great enterprise, and we are safe in saying that this provision, being the wish of the railroad interest, and answering the necessities of the case, must be included in it.

With an eye to these and similar considerations, no one can fail to see that within a few years, Nebraska will be traversed by these great agencies in settling, improving, and enhancing the value of her lands.

It is also of importance to calculate her chance for the main trunk of the Pacific Railroad. The first great fact to be noticed here, is the selection by Congress of the Great Platte Valley route, as the line of communication with the Pacific, worthy of improvement by the national treasure. The handsome sum of \$400,000 has just been appropriated to that object,

on this side of the South Pass. This shows the preference and choice of this route by the General Government.

Nebraska is fortunate in occupying such a position, north and south, that no direct line from the great emporiums of the East—New York, Philadelphia, Boston on the Atlantic coast, and Chicago in the interior, to the Pacific capital, San Francisco—can be drawn which does not pass through her. Again, the point equidistant from the two sea-coasts falls within her borders. It can not be a mere imagination which gives importance to a circumstance which has been forever recognized on all shorter routes. The half-way house of the stage and the *dépôt* of the railroad are important points on the route of each. Why not then upon that great thoroughfare, over which are to be transported the wares of all climes, and the men of all nations?

The expense of this great enterprise is an interesting question. In the first volume of the Reports of the War Department to Congress, of explorations and surveys to ascertain the most practicable and economical route for a railroad from the Mississippi river to the Pacific ocean, the distance from Council Bluffs to the ocean is laid down as two thousand miles, and the total expense of construction \$116,095,000. This makes the average cost per mile \$58,047 50. The same elaborate work gives the average cost of the Massachusetts Western, Boston and Lowell, Boston and Maine, Boston and Providence, Vermont Central, and New York Northern Railroads, as \$62,561. The comparison shows an important fact. The maximum

grade of the Massachusetts Western road is eighty-three feet per mile; upon this route, it is one hundred and thirty-three feet per mile, that is, one third more. For three hundred continuous miles on the east end the grade is but two feet per mile. Other comparisons made in the same work as to expense, net profits, etc., of results in the territory, are equally favorable.

We do not set forth the route through Nebraska as the only possible one, but simply as, on all accounts, the best and most likely to be soonest completed. The following table shows the relative advantages of the routes which have been proposed:

	Distance in straight line.	Distance by proposed rail-road route.	Sum of ascents and descents.	Length of level route of equal working expense.	Comparative cost of different routes.	No. miles through arable land.	No. miles through uncultivable land, arable soil being in small areas.	No. of sq. miles, of sums of areas, of largest bodies of arable land, in uncultivable region.
	Miles.	Miles.	Feet.	Miles.				
Route near 47th and 49th parallel from St. Paul to Seattles.	1,410	2,025	19,100	2,387	140,871,000	535	1,490	1,000
Route near 41° and 42°, via Sth. Pass from Council Bluffs.	1,410	2,032	29,120	2,583	116,095,000	632	1,400	1,100
38th and 39th from Westport to San Francisco.	1,740	2,080	49,986	3,125	620	1,460	1,100
35th, Fort Smith to San Francisco.	1,360	2,174	50,670	3,137	169,210,265	644	1,530	2,300

A comparison of these figures shows the Platte Valley route to be equal to any other in almost every respect.

CHAPTER IV.

CLAIM AND PRE-EMPTION LAWS.

ALL the lands in Nebraska, with a small exception, are the property of the United States. The General Government has the exclusive control of them. In other similar portions of the country, it has disposed of its public lands, first by public sale to the highest bidder; the sale being had on the authority of a proclamation of the President, by or under the direction of the Register and Receiver—officers appointed for a certain district to transact the business. After this public sale, the lands which find no purchaser at them are liable to private entry; that is, any person may purchase them at the Land Office of the Register and Receiver for one dollar and twenty-five cents per acre. No public sales of the lands of Nebraska have been ordered. The Secretary of the Interior, in his late report to Congress, recommended that they should not be had, for some time, leaving parties desiring to secure lands in the Territory to the provisions of the pre-emption laws.

The right of pre-emption to the public lands of the United States, is granted and defined by the act of Congress of September 4, 1841, and the amendatory

or supplementary act of March 3, 1843. The regulations which we here present have been compiled from instructions issued by the General Land Office to the Registers and Receivers, and will be found to contain all the information necessary to direct pre-emptors seeking the privileges of these acts.

The individual claiming the benefits of these two acts must be,

1. Either a citizen of the United States, or have filed his declaration of intention to become a citizen, at the time of the settlement on which his claim is based.

2. Either the head of a family, or a widow, or a single man, over the age of twenty-one years.

3. An inhabitant of the tract sought to be entered, upon which, in person, he has sought to make a settlement, and must have erected a dwelling-house, and otherwise improved said tract, since the 1st of June, 1840, and prior to the time when the land is applied for; when land must, at the time of the settlement, have had the Indian title extinguished, and been surveyed by the United States.

A person failing in any one of these requisites, can have no claim by virtue of this act.

A person bringing himself within each of the above requirements, by proof satisfactory to the Register and Receiver of the land district in which the lands may lay, will, after having taken the affidavit required by the act, be entitled to enter, by legal subdivisions, any number of acres not exceeding one hundred and sixty, or a quarter section, to include his residence;

and he may avail himself of the same at any time prior to the day of the commencement of the public sale of the lands which includes the tract which he seeks to pre-empt, where the land has not yet been proclaimed.

Where the land was subject to private entry at the date of the law, and a settlement shall thereafter be made upon such land, or where the land shall have become, or shall hereafter become, subject to private entry, and after that period a settlement shall be made which the settler is desirous of securing under this act, such notice of his intention must be given within thirty days after such settlement. Such notice, in all cases, must be a written one, describing the land settled upon, and declaring the intention of such person to claim the same, under the provisions of this act. The proof, affidavit, and payment, must be made within twelve months after the date of such settlement.

Where the land has not been offered at public sale, and thus rendered subject to private entry, a similar notice in writing, must be filed within three months after settlement, or sooner, if the land is proclaimed for sale; and the proof, affidavit, and payment of the claimant, must be made before the day fixed for the commencement of the public sale, which shall include the tract claimed.

A person who has filed or shall hereafter file, according to law, a declaratory statement for a tract of land, subject to private entry, may enter the same after twelve months from the time of settlement shall

have expired, without filing any proof of his right as a pre-emptor, provided he is the first applicant after that time for the entry of the same, at private sale.

Only one person on a quarter section is protected by this law, and that is the one who made the first settlement, provided he shall have conformed to the provisions of the law.

A person who has once availed himself of the provisions of this act, can not, at any future period, or at any other Land Office, acquire another right under it.

No person who is proprietor of three hundred and twenty acres of land, in any State or Territory of the United States, is entitled to the benefits of this act.

No person who shall quit or abandon his residence on his own land to reside on the public land, in the same State or Territory, is entitled to the benefits of this act; and satisfactory proof must be furnished that he has not done so.

Land is not properly legally surveyed, until the surveys made by the deputies are approved by the Surveyor General; but, in accordance with the spirit and intent of the law, and for the purpose of bringing the settler within its provisions, the land is to be construed as surveyed, when the requisite lines are run on the field, and the corners established by the deputy surveyors.

No assignments or transfers of pre-emption rights can be recognized. The patents must issue to the claimants, in whose names alone all entries must be made.

The tracts liable to entry under these acts, are some one of the following designations:

1st. A regular quarter section, notwithstanding its quantity, may be a few acres more or less than one hundred and sixty, or a quarter section, which, though fractional in quantity, by the passage of a navigable stream through the same, is still bounded by regular sectional and quarter sectional lines.

2d. A fractional section, containing not over one hundred and sixty acres, or any tract, being a detached or anomalous survey made pursuant to law, and not exceeding said quantity.

3d. Two adjoining half quarter sections of the regular quarters, mentioned in the first designation, or two adjoining eighty-acre subdivisions of the irregular quarters, found on the north and west sides of townships, where more than two such subdivisions exist, or the excess may render them necessary, provided, in the latter case, the aggregate quantity does not exceed one hundred and sixty acres.

4th. Two half-quarter or eighty-acre subdivisions of a fractional or broken section, adjoining each other, the aggregate quantity not exceeding one hundred and sixty acres.

5th. A regular half-quarter, and an adjoining fractional section, or an adjoining half-quarter subdivision of a fractional section, the aggregate quantity not exceeding one hundred and sixty acres.

6th. If the pre-emptor should not wish to enter the quantity of one hundred and sixty acres, he may enter

a single half-quarter section, or an eighty-acre subdivision of a fractional section.

7th. Two or more adjoining forty-acre lots may be entered, the aggregate not exceeding one hundred and sixty acres.

8th. A regular half-quarter subdivision, or a fractional section may each be taken with one or more forty-acre subdivisions, lying adjoining, the aggregate not exceeding one hundred and sixty acres.

Forty-acre tracts, or quarter-quarter sections are subject to entry, selection, or location, precisely in the same manner that eighty-acre tracts, or half-quarter sections have heretofore been.

Sundry descriptions of land which are exempted from the operations of this act:

1st. Lands included in any reservation by any treaty, law, or proclamation of the President of the United States, and lands reserved for salines or other purposes.

2d. Lands reserved for the support of schools.

3d. Lands acquired by either of the last two treaties with the Miami tribe of Indians in the State of Indiana, or which may be acquired of the Wyandot tribe of Indians in the State of Ohio, or other Indian reservations to which the title has been or may be extinguished by the United States at any time during the operation of these acts.

4th. Sections of land reserved to the United States, alternate to other sections granted to any of the States for construction of any canal, railroad, or other public improvement.

5th. Sections or fractions of sections included within the limits of any incorporated town.

6th. Every portion of the public lands which has been selected as a site for a city or town.

7th. Every parcel or lot of land actually settled and occupied for the purposes of trade, and not agriculture.

8th. All lands on which are situated any known salines or springs.

Persons claiming the benefits of this act are required to file duplicate affidavits, such as the law requires, and to furnish proof by one or more disinterested witnesses of the facts necessary to establish the three requisites pointed out in the commencement of these instructions, and that referred to in a succeeding place, in relation to the claimant not having quitted or abandoned his residence on his own land.

The witnesses are first to be duly sworn or affirmed to speak the truth, and the whole truth, touching the subject of inquiry, by some officer competent to administer oaths and affirmations; and, if not too inconvenient by reason of distance of residence from the Land Office of the district, or other good cause, must be examined by the Register or Receiver, and the testimony reduced to writing in their presence, and signed by such witness, and certified by the officer administering the oath or affirmation, who must also join in certifying as to the respectability and credit of such witness.

In case adverse claims shall be made to the same tract, each claimant will be notified of the time and

place of taking testimony, and allowed the privilege of cross-examining the opposite witnesses, and of producing counter-proof, which will also be subject to cross-examination.

When, by reason of distance, sickness, or infirmity, the witness can not come before the Register and Receiver, these officers are authorized to receive their depositions, which must be, in all other respects, conformable to the within regulations.

The proof furnished to the Register or Receiver, in all cases, should consist of a simple detail of facts merely, and not of statements in broad or general terms, involving conclusions of law. It is the exclusive province of the Register or Receiver to determine the legal conclusions arising from the facts: for instance, a witness will not be permitted to state that a claimant is the "head of a family," etc., following the words of the law, but must set forth the facts on which he grounds such allegations; because such a mode of testifying substitutes the judgment of the witness for that of the Register or Receiver, and allows him not only to determine the facts, but the law. A witness may possibly conscientiously testify that a minor son living with a widowed mother, was the head of the family; and, in another case, similar in point of fact, another witness, equally conscientious, might testify that the widowed mother was the head of the family.

There can not be a uniform construction given to the law if it is carelessly left to the opinion of every witness. Registers and Receivers have therefore been instructed not to receive as testimony or proof a gen-

eral statement, which embodies, in general terms, conclusions of law, without stating the facts specifically.

The witness must state if the pre-emptor be the "head of a family," the facts which constitute him such—whether a husband having a wife and children, or a widower, or an unmarried person, under twenty-one years of age, having a family, either of relatives, or others, depending upon him, or hired persons, or slaves.

All the facts respecting settlement in person, inhabitaney or personal residence, *the time of commencement*, the manner and extent of continuance, as well as those showing the apparent objects, should be stated.

It must be stated that the claimant made the settlement on the land in person, that he has erected a dwelling upon the land, that he lived in it, and made it his home, etc.

By this means the Register or Receiver will be enabled to determine whether or not the requisites of the law have been complied with in any given case.

The *only* affidavit required of the claimant is that prescribed by the thirteenth section of the act of 1841. This affidavit *must* be taken "before the *Register* or *Receiver* of the land district in which the land is situated," before an entry is permitted, and must be of the same date with the certificate of entry. An affidavit *before any other person* will not justify the entry of the land.

Duplicates thereof must be signed by the claimant. A claimant is bound to prove his right to, and to

enter, *all* the land embraced by his declaratory statement, if liable to the operations of the act. No transfer or assignment of his claims can be made by a claimant under the law of 1841. The law declares such "null and void."

The proof filed by *every* claimant must show the *time* of the commencement of the settlement.

The second section of the act of March 3, 1843, provides for the rights of parties who shall have died before consummating their claims, by the filing, in due time, of all the papers essential to establish the same. If proof of such site shall be filed, and payment therefor be made by the *executor, administrator, or one of the heirs during the period prescribed by the law upon which the claim is founded*, the entry may be made in the name of "*the heirs*" of the deceased claimant. A patent on such an entry will cause the title to inure to said heirs, as if their names had been specially mentioned.

In cases of this kind, the affidavit required of the pre-emptor will be taken by the person so filing the proof; and should such person be one of the heirs, he or she should be of age and mind competent to appreciate the nature and obligation of an oath.

The fourth section of the act of 1843 declares it unlawful for an individual who has once filed a declaration for one tract of land, to file at any future time a second declaration for another tract. This has reference to those required under the fifteenth section of the act of 1841, for land subject at the time of settlement to entry *at private sale*.

The fifth section requires that similar notices, or declarations in writing, should be filed by settlers, under the act of the 4th of September, 1841, on land *not subject to private entry*.

These declarations are to be filed in the office of the Register or Receiver, by every such settler, within *three months after his settlement*.

By the sixth section, a claimant is authorized hereafter to file a declaration, under the law of the 9th of September, 1841, or to make an entry of a claim under it, although the time prescribed by the law for the filing of such declaration, or the making of such entry, shall have expired, provided the claimant was prevented by vacancy, in either the Receiver's or Register's office, from performing said act or acts within such time, and shall perform the duties required by the law within the *same period* after the disability is removed, as he would have had if such vacancy had not occurred.

The only things required of a *purchaser* of public lands are, that he shall make an application in writing to the Register for the tract desired to be entered, and pay to the Receiver the purchase money. He will find a blank application at any of the Land Offices where such purchase may be desired to be made.

Surveys have been completed in Nebraska from the river to the guide-meridian; that is in Richardson, Pawnee, Johnson, Nemaha, Otoe, Cass, Sarpy, Douglas, Washington, Bent, and Dakota counties; so that the mere settlement of the squatter within them, gives him the right to pre-empt. Contracts have been

made for the survey of the counties back to the sixth standard meridian. The approval of the Land Office at Washington has been received of only the southern tier of counties. The office at Omaha City opened for the entry of pre-emptors on the 1st of February. The approval of the remainder of the surveys, together with the tract books, will be received about the 1st of April, when the office will be opened for pre-emptors, for the entire district surveyed.

Where the land has not been surveyed, the United States law affords no protection to a squatter, against a jumper; that is, a person entering upon his claim and asserting a possessory right to it. To afford protection in these cases, the Territorial Legislature passed an act, approved March 6th, 1855, relative to claims on the public lands, by which it is provided that the squatter may hold 320 acres by forming with his neighbors a club, which is required to make and record with the Register of the county its regulations. By this act these clubs are invested with legislative powers for their neighborhoods. Their operation is this: A member of the club has fulfilled the requirements of the rules in staking out his claim, recording it, and improving it. A person steps in and claims it for himself. The matter is brought before the club and examined. If the second claimant, who is called a jumper, can not show that the first claimant has no right to hold the claim, under the regulations of the club, he is required within a certain period to withdraw his claim, on penalty of expulsion from the Territory, or of death. Such is the necessity of the case,

that in any case in which he should not yield, the penalty is promptly enforced. Most clubs construe a person who is not a citizen of the Territory a settler, provided he has a tenant on the land. But few cases of extreme measures have arisen. These regulations afford pretty safe possession to the actual settler; although it can be hardly doubted, that the law of the Territory conferring legislative authority on the clubs is unconstitutional. Still public opinion is more than law.

Town sites of 320 acres can be pre-empted by any person or persons. Towns usually cover much more land than that, and in that case they are protected from a pre-emption by any person; further than that they have no protection, although the interest of town companies is such as to protect them from jumpers by other than legal means. Titles in them are held by deed as in the States. This description of property has become very large in the Territory. Every point possessing any advantage, or appearance of advantage, for the collection of a community, is taken up, and filed on, and held, as a town site, by a town company. The large proportion of these towns do not as yet, and probably never will, possess any other than a merely nominal value, for the purposes of useless trade or empty exchange. The process of making a town, and forming a company, is very simple. Three, four, or half a dozen men form a company, claim a tract of vacant land, whenever they can find it, give the spot some name with "*city*" attached to it, as a tail, fill up one, two, three hundred, or any number of certificates

of stock; and then enter upon their traffic in them. This forms a fancy stock which is worthy of Wall-street itself.

Not that there are not towns gotten up in this way which have merit. How true is this of Omaha City, and Bellevue, and Nebraska City, and many other towns, where lots are of great value, and of towns like Omaha, whose stock is yet in market. We speak of the great majority of these towns, called "kiting towns," and which out here, where land is abundant, answer the same purpose as the coal companies of New York.

We have then here the title by pre-emption, of which no one but an actual settler can avail himself, the title by claim, which gives no safe and certain title but to the settler, but of which the non-resident may avail himself by keeping a tenant on his land, and the title in town lots.

CHAPTER V.

THE PHYSICAL GEOGRAPHY.

THE south line of the Territory is the fortieth parallel; the north the forty-ninth; Kansas bounding her on the south, and the British possessions on the north. Her eastern boundary is the Missouri river; her western, the summits of the Rocky Mountains. Beyond the river on the east, lie the States of Missouri and Iowa, and the Territory of Minnesota. Beyond the mountains on the west, are the Territories of Utah, Oregon, and Washington. It embraces within these boundaries 335,882 square miles—a wider extent of country, having a single government, than any other on the continent.

Considering its wide extent, this country is less varied in its surface than might be expected. It has an eastern dip from the mountains to the river. It contains no mountains save the Black Hills, which are but a low extension to the east of the Rocky Mountains, and are but little more than ridges and clusters of elevated summits. Its features divide it *naturally* into three grand portions.

The first is that part, somewhat triangular in form, having the Kansas line for its base, the Missouri for

its eastern, and the ninety-ninth longitudinal meridian for its western side. The second portion is that lying between the ninety-ninth meridian and the Rocky Mountains, running north from the Kansas line to the Black Hills. The third portion is the north-west half of the Territory lying between the Black Hills and the Rocky Mountains.

The country of the first section naturally falls into three kinds. The first is the bottom lands, which are low lands lying along the rivers. They have a level plain-like surface. They are alluvial. They may, in a general way, be described as sand and clay, mixed with ashes, carbon, and very large quantities of decomposed vegetable matter, altogether forming a light porous black mold. This land is the deposit of the rivers after ages of flow and overflow. It is easy of cultivation, and productive to an astonishing degree. Three and four hundred bushels of potatoes, and one hundred and fifty bushels of corn to the acre, are its constant product. Its fertility is inexhaustible, on account of its depth. Above these bottom lands, from forty to one hundred feet, are second bottom lands, which slope back to the summits of bluffs which range with the general level of the country beyond. Now and then bluffs from the range above mentioned, break these table-lands by running abruptly into the river. Along the Missouri these second bottom lands run from the Kansas line up to where the ninety-ninth longitudinal meridian crosses the river, on the picturesque site of which one continuous city might be drawn out. Beyond these two

descriptions of land is the rolling prairie. It is well watered by springs and streams of pure water. There is scarcely a quarter section of land, that is, one hundred and sixty acres, which has not is one, two, three, or more springs; nor a section, certainly not a township, which has not its considerable stream. It is difficult to convey to the mind of one which is acquainted only with the broken country of the East, any distinct idea of the rolling prairie. It has been well described as "bold, naked, prairie, with sweeping undulations of the surface, as if a heavy groundswell of the ocean had been suddenly arrested and converted by the wand of some enchanter into solid fixed soil." The soil is of much the same character as the other two descriptions, having a larger proportion of mineral and a smaller proportion of vegetable matter. They are covered with a stout sod—the matted growth of ages—which takes the strength of two, four, and sometimes six yoke of oxen to break up. When once broken, however, it rots in about one summer. It is then easy to plow with either a single pair of horses or a yoke of oxen, being soft and light. On the first plowing the soil is fit for corn and potatoes, but wheat can be grown upon it only after the second plowing. These prairies are equal in richness to any portion of the Union, not excepting the wheat-growing districts of Illinois.

This region is supplied with a considerable quantity of timber—mostly oak, black walnut, ash, cotton-wood, willow, and cedar. It is rich in rock, especially sandstone and limestone.

On the Bluff is a different formation. A red pipe-stone is found which is soft when first removed from its bed, but hardens to a flinty durability on exposure to the air. In various portions of the Territory are limestone quarries having the same characteristics. In one section is a deposit having all the features of white chalk. Black iron-ore has also been found. Bodies of red sandstone have been found, which are evidently the sandstone formation above the carboniferous series. Indeed, coal has been discovered in various sections of the Territory, all through the valley of the Platte and up and down the Missouri. There can be little doubt that the formations of Iowa, which give that State such immense prospective wealth, extend into, and perhaps throughout, the Territory. In the south part of the Territory mines and springs of salt have been discovered, which promise large gains to the company which has taken possession of them. The Government explorers of routes to the Pacific, have discovered in all the country lying toward the mountains, indications of salt. The existence of it within our first section, at the point which has been taken up by the Salt Company on Salt river, coincides with their reports. For more particular information upon all the points merely touched upon in this rapid account of the Territory, the reader is referred to the fourth chapter.

The second section is far less productive and attractive to the settler. Indeed, a large portion of it is little better than a desert. It is but scantily supplied with wood and wholesome water. Colonel

Benton says of it, "that it must be helped out by wells as soon as settled." These features are varied along the rivers, especially the Platte, which traverses its entire width. All through this valley, especially to Fort Laramie, are fresh clear springs. There are, indeed, tracts where no water, either pleasant to the taste or healthful, may be found, but they can be traversed in from one to two days. Streams, which in the spring are very large but in the summer become mostly dry, are frequent, while at no very great distances are rivers and branches which pour to the Platte sufficient water to slake the thirst of considerable districts. The supply of wood through this region is not large or of a valuable kind. Thus at Lawrence Fork, Stansbury found young pines of some growth, and all along small groves of cotton-wood, and also willow and other light woods. Lignite, however, is found all through the valley, and exists, probably, in quantities sufficient to supply it with fuel. Coal has been found here, and probably on thorough geological examinations, ores of value will be discovered. The districts lying under the Black Hills are fertile in the highest degree. They are well watered and well wooded. It is, however, hardly probable that even the valuable portions of the second section will have more than a general interest, being separated from the occupied and valuable portions of the country by intervening tracts of desert. Even the valley of the Platte has but slight interest to the settler beyond Fort Kearney.

although as a route to the Pacific for a railroad its importance can hardly be over-estimated.

In connection with this section should be mentioned the mauvaises terres, or bad lands, best described by D. D. Owen, in his geological report:

"After leaving the locality on Sage Creek, affording the above-mentioned facility, crossing that stream, and proceeding in the direction of White river, about twelve or fifteen miles, the formation of mauvaises terres proper bursts into view, disclosing, as here depicted, one of the most extraordinary and picturesque sights that can be found in the whole Missouri country. From the high prairies that rise in the background by a series of terraces or benches toward the spur of the Rocky Mountains, the traveler looks down into an extensive valley that may be said to constitute a world of its own, and which appears to have been formed partly by an extensive vertical vault, partly by the long-continued influence of the scorching action of denudation. The width of this valley may be about thirty miles, and its whole length about ninety, as it stretches away westwardly toward the base of the gloomy and dark range of mountains known as the Black Hills. Its most depressed portion, three hundred feet below the general level of the surrounding country, is clothed with scanty grasses, and covered by a soil similar to that of the higher ground.

"To the surrounding country, however, the mauvaises terres present the most striking contrast. From the uniform monotonous open prairie, the traveler suddenly descends one or two hundred feet into a valley

that looks as if it had sunk away from the surrounding world, leaving standing all over it thousands of abrupt irregular prismatic and columnar masses, frequently capped with irregular pyramids, and stretching up to a height from one to two hundred feet or more; so thickly are these natural towns studded over the surface of this extraordinary region, that the traveler threads his way through deep confined labyrinthine passages, not unlike the narrow, irregular streets and lanes of some quaint old town of the European continent. Viewed in the distance, indeed, these rocky piles in their endless succession, assume the appearance of massive artificial structures, decked out with all the accessories of buttress and turret, arched doorway and clustered shaft, pinnacle and tapering spire. One might almost imagine one's self approaching some magnificent city of the dead, where the labor and the genius of forgotten nations had left behind them a multitude of monuments of art and skill. On descending from the heights, however, and proceeding to thread this vast labyrinth, and to inspect in detail its deep intricate recesses, the realities of the scene soon dissipate the delusions of the distance. The castellated forms which fancy had conjured up, have vanished, and around one on every side is bleak and barren desolation. Then, too, if the exploration be made in midsummer, the scorching rays of the sun pointing down in the hundred defiles that conduct the wayfarer through this pathless waste, are reflected back from the white or ash-colored walls that rise

around, unmitigated by a breath of air or the shelter of a solitary shrub.

“The drooping spirits of the scorched geologist are not permitted to flag. The fossil treasures of the way will repay its sultriness and fatigue. At every step objects of the highest interest present themselves. Embedded in the *debris* lie strewn in the greatest profusion organic relics of extinct animals. All speak of a vast fresh-water deposit of the early tertiary period, and disclose the existence of the most remarkable races that roamed about in bygone ages high up in the valley of the Missouri toward the source of its western tributaries, where now pastures the big-horned *ovis montana*, the shaggy buffalo, or American bison, and the elegant and slenderly constructed antelope. Every specimen brought from the bad lands, proves to be of species that became exterminated before the mammoth and mastodon lived, and differ in their specific character not alone from all living animals, but also from all fossils obtained even from cotemporaneous geological formations elsewhere.”

Our third section is the lands lying between the Black Hills and the Rocky Mountains. The latitude of this region is high, but its protection by the mountains, which bound it, secures it a milder climate than the same latitudes elsewhere possess. It is not so much a prairie-land as a succession of valleys, walled in by lofty wooded mountains, which abound in scenes of grandeur and beauty. The valley of the Missouri is fertile, and attractive from its entrance into this sec-

tion to the Milk river, when it becomes little better than a desolate waste. It retains the three kinds of soil described in our first section: bottom, second bottom, and prairie or high lands. The valley of the Yellowstone is probably the most fertile portion of Nebraska. It possesses immense length, but is rendered narrow by the grand walls of mountain which border it. It contains numerous signs of former volcanic action, in the ashes, burnt stone brands, and embers, which bestrew it. Indeed some of these volcanoes still continue their eruptions, although much suppressed. The valley of the Maria is also fertile and attractive. All these valleys are abundantly supplied with streams; and timber, pine, cedar, and fir-trees abound in this region.

A writer in the *New York Tribune*, speaking of this region, says:

“ The fifth district is at the base of the Black Hills, between that range and the Rocky Mountains, and includes the valley of the Yellowstone, of the Maria river, and a variety of other small valleys, circumvallated by an amphitheater of mountains, and gorgeous mountain scenery. The valley of the Yellowstone is fertile and salubrious. The streams are fringed with trees from whence the valley expands many miles to the mountains. The traveler can almost imagine himself upon the Danube, for the valley is sprinkled over at long intervals, with cyclopean structures of granite closely assimilated in appearance from a distant view to the stern and solitary castles with which Europe was covered and guarded during

the middle ages. But these structures exceed those of Europe in magnitude and grandeur, and the woods and waters are disposed with a taste and beauty which the highest art must ever toil after in vain. It is encircled by a rich girdle of heights and mountains, the bases and dark sides of which are obscured in shrubs, and the summits tufted with noble forest trees. And here is to be the seat of a populous and powerful community in the far future."

It has never fallen to the lot of the wide domain of Nebraska to be thoroughly and scientifically explored and reported on, as it has to other more fortunate portions of our country. The General Government has sent out to the distant Territories of the Pacific coast, the accomplished Owen, to search out their resources and set them before the world in his reports. Minnesota has enjoyed like favors, but except as the general surface of Nebraska was related to the enterprise of constructing a Pacific railroad, no surveys of her advantages have ever been made. But little that is reliable is known of the third section of Nebraska, except in a most general way. The examinations of that region, to be made the coming summer, with a view to its resources, as well as its adaptation to railroad construction, will bring forth much interesting and valuable information. Who can tell but the current of emigration may sweep by its present courses, and seek that almost inaccessible land, and under the enigm influence of American republicanism make the wilderness to bud and blossom as the rose?

But at present the public mind is directed mainly

to that portion of Nebraska which we have described as our first section. This is the portion now sought by the settler. In our subsequent descriptions we shall confine ourselves to this section, the others being merely of general interest. For this reason we have given this cursory survey of the whole Territory.

We must further give an account of those rivers which are of interest as being navigable for commercial purposes. We shall leave the others for their more appropriate place in our accounts of the counties.

The sources of the Yellowstone river are not far from those of the Columbia. Indeed it is said by hunters, that one of its branches, and one of those of the Columbia head in a common spring. It rises in the Rocky Mountains, and pursues a north-easterly course of the Missouri. It is navigable at least three hundred miles from its mouth for steamboats of the first class, and but for falls and rapids which break its flow, it undoubtedly could be navigated much further. It flows over an earthy bed, although at times it meets rocks, where it makes falls and rapids. The water is highly colored from the mineral matter which it takes up as it passes through the volcanic region.

But little minute information is possessed of this river at the present time.

The Missouri river is one of the largest rivers in the world. It rises at the foot of the mountains between parallels 44 and 46, whence it maintains an easterly course to where it receives the Yellowstone, thence holding a south-easterly, but most tortuous line, to within twenty miles of St. Louis. The waters

of this river are of a brownish yellow color. From its sources to the Milk it is pure and clear, but becomes tinged by the waters of this tributary, which, as its name indicates, is of a milky color. It takes from the Yellowstone a yet deeper color, as well from the water of that river itself, as also from the ashes, burnt stone, etc., which it here takes up from the volcanic region. From here onward all its tributaries are of a decided color which deepen its own, while the decomposed rock, sand, marl, and trees, which its rapid current sweeps along, give it yet more its peculiar appearance. And yet, notwithstanding all this, it is exceedingly soft and sweet to the taste, and when suffered to stand, so that its larger ingredients settle, and it becomes of a meady color, it is generally drank on the steamboats. Constant use, however, coats the stomach, for which reason it is unhealthy. Another peculiarity of this river is the irregularity of its current. It flows through a valley of from five to twenty-five miles wide, in which lie the bottom lands above described. Its course is from one half to five miles wide, while its current does not generally much exceed one quarter of a mile. And yet it is ever changing its current between the widest bounds of its course, and often breaking off in quantities or wearing away gradually the soil beyond in the valley. This occurs in consequence of the rapidity of its current, which is from four to five miles an hour, and of the light sandy and loamy soil which forms its bottom and its banks. The trees called snags, which it bears down its way, together with sand and other material,

often form obstructions, from which it turns its way, and these soon become large bars, as substantial as the earth. Anon the river becoming hostile to the formation it has favored, will turn its current against it, and soon in its place is the deepest course of the river.

It has an annual rise, which reaches its greatest height at Omaha in June. This is occasioned by the melting of the snows on the mountains and the spring rains. It is but seldom—once, perhaps, in from seven to ten years—that these inundations produce any injury. Steamboats of the first class make this place the head of navigation at the present time. Lewis and Clarke ascended it 2500 miles, and steamboats have navigated it 500 beyond the Yellowstone. In consequence of its variable current it is at all times very difficult of navigation, pilots receiving the large sum of four hundred dollars per month. Navigation opens in March and closes in November.

The Nebraska or Platte river is the principal tributary of the Missouri. Its first name is Indian, signifying, *Ne*, water, and *braska*, wide or shallow, which name it gives to the Territory. Its last name is French, having the same meaning. As its name indicates, it is very shallow, being easily forded at all points. For this reason it has been supposed to be impossible of navigation; but a steamboat, to run between Omaha and a point fifty miles from its mouth, will be put upon it next spring. This river rises by two forks—north and south—in the mountains. The sources of the north fork are the Sweetwater, which has a diurnal rise and fall—rising as the warmth of

day unlocks the icy bolts of the vast vaults from which it draws its treasures, falling as the cold of night closes them up with more than iron fastness. This pure and liquid stream, called Sweetwater—because to the traveler who has drank but of stagnant pools they are more than sugar sweet—rises near the South Pass, runs through Devil's Gate, and under Independence Rock, until it breaks into the plains, and is lost in the Platte itself. The south fork rises in South Park. They unite on meridian 101, and flowing westerly, empty into the Missouri between seven and eight hundred miles above its mouth. Its waters are lighter, but equally turbid with those of the Missouri; those of the former holding in solution more of vegetable, those of the latter more of mineral matter. This river carries good land further west than it runs either above or below. Its valley is from two to twenty miles wide. The land along its banks is only one or two feet above the water, running up from thence to the general surface of the prairie. On account of the depression of the land, it is subject to periodical inundation; but in consequence of the width of the course, the waters soon discharge themselves. Like the Missouri, it contains numerous islands, which are covered with heavy timber of almost all kinds. The current is about as rapid as the Missouri.

The Ni-obrarah or Eau-qui-court river, rises in the bad lands, and holds an easterly course for its whole length, 400 miles. On the lower side the valley is broad and fertile—the Indians raising upon it tobacco,

corn, and grain. Its upper side is more broken, irregular, and sterile. Its color and current are like the Platte.

The climate of Nebraska is somewhat milder than the same latitudes as the East. The settled portion lies in the same latitudes as southern Iowa, Indiana, Illinois, Ohio, and Pennsylvania.

Two winters ago the Legislature held its session, on the 1st of January, out of doors. The weather was warm and pleasant, and no snow was seen that winter.

The present winter set in, December 1st, with a violent storm of snow and wind. The cold was intense until the middle of February, when it became warmer. On the 1st of March the snow was nearly gone.

Spring opens early, and the seasons afford ample time for two crops.

The heat is great in summer, but is constantly relieved by cool winds from the prairies.

There are but few diseases contracted in Nebraska. The drainage, which the roll of the prairies affords, prevents the disease of new countries—fever and ague. The climate is known to be exceedingly favorable to pulmonary difficulties.

CHAPTER VI.

DESCRIPTION OF THE SURVEYED COUNTIES.

RICHARDSON COUNTY.

THIS county lies, its eastern line on the Missouri river, its southern on Kansas. Its eastern portion is occupied by the Half-breed Reservation.

This Reservation was made by Article X. of a "treaty made and concluded by William Clark, Superintendent of Indian Affairs, and Willoughby Morgan, Colonel of the United States 1st Regt. Infantry, Commissioners on behalf of the United States, on the one part, and the undersigned Deputations of the Confederated Tribes of the Sacs and Foxes, the Medawah-Kanton, Wahpacoota, Wahpeton, and Sissetong Bands or Tribes of Sioux, the Omahas, Ioways, Ottoes, and Missouriias, on the other part," July 15, 1830. The article reads as follows:

"The Omahas, Ioways, and Ottoes for themselves, and in behalf of the Yancton and Santie Bands of Sioux, having earnestly requested that they might be permitted to make some provision for their half-breeds, and particularly that they might bestow upon them the tract of country within the following limits, to wit: beginning at the mouth of the Little Ne-mohaw river, and running up the main channel of said river to a point

which will be ten miles from its mouth, in a direct line; from thence, in a direct line, to strike the Grand Ne-mohaw ten miles above its mouth, in a direct line (the distance between the two Ne-mohaws being about twenty miles); thence down said river to its mouth; thence up and with the meanders of the Missouri river, to the point of beginning. It is agreed that the half-breeds of said tribes and bands may be suffered to occupy said tract of land, holding it in the same manner and by the same title that other Indian titles are held; but the President of the United States may hereafter assign to any of the said half-breeds, to be held by him or them, in fee simple, any portion of said tract not exceeding a section of six hundred and forty acres, to each individual. And this provision shall extend to the cession made by Sioux in the preceding article."

This Reservation, with a very small exception, cuts off the portion of the county lying on the river. It is hoped that within a short time the President will assign this tract, in sections, to the individuals of the half-breeds; as immediately afterward, title may be obtained by the whites. At present, however, no title can be obtained to these lands, although some settlers have gone upon them. The interior of the county is, therefore, all that concerns us here. The county is traversed from its north-west corner to its south-east corner, by the Great Nemaha river.

This river, with its tributaries, is a stream of brisk current. It is broken at convenient intervals by rapids, which generally fall over rocks, and has suffi-

cient descent to afford excellent milling privileges, either by damming or racing. This is true both of the Great Nemaha and nearly all its tributaries which water the whole county.

Except at these rapids and falls, the banks are of earth, which lie from five to twenty feet above the river. These banks, which extend back from the river, form the bottom lands, which vary from one half to two miles in width. The soil is the light, porous, vegetable mold; capable of easy cultivation, and highly productive. They are set down by the surveyors as first class lands. Above these bottoms lie the prairie lands, which are slightly rolling, the descents being barely sufficient to furnish thorough drainage to the country. This land is fertile—capable of producing all the products of the farm. It lies so high as to give wide commanding views of the country, which, rolling in prairie, and breaking in valleys, and traversed by streams; and clothed with the rank verdure of its exceeding richness, and dotted here and there with the home of the settler, with his farm teeming with the almost spontaneous growth of the soil, is enchanting to the lover of nature, and inviting to the seeker of a home in this land of beauty and fatness.

In the bluffs which divide the bottoms from the highlands, different kinds of rock are found, in many places of excellent quality and inexhaustible quantity, consisting of limestone, sandstone, freestone, and a curious conglomerate, composed of animal and vegetable remains, together with sand, gravel, and lime, all

cemented firmly together so as to form a solid rock fit for building or other mechanical uses. It will take a fine polish, under which its variegated surface rivals in beauty the choicest marbles. This rock occurs in ranges or ridges extending often from stream to stream. The limestone is of excellent quality, and can be readily and cheaply quarried.

Along the Great Nemaha and its tributaries runs a continuous belt of timber, of variable width, while on the prairies are numerous groves of considerable extent. The country may be said to be well wooded, and of the following kinds, in relative proportion, in the order in which their names occur; oak, walnut, cotton-wood, elm, hickory, ash, box-elder, willow—under-growth, hazel, and prickly ash.

Several towns have been projected in this county, but none have become of much consequence. Archer is pleasantly situated some three miles above the Great Nemaha, in the western part of the Reservation, and is a thriving village. The fact, however, that it lies within the half-breed Reservation is a serious objection to it. Shares in it are yet in market, and sell at from one to two hundred dollars. No fixed value can be placed upon them.

A large proportion of the inhabitants of this county are from Missouri, Iowa, and some of the other western States. The population is mostly a farming population. Many fine farms are to be seen along the rivers, where the settlements are most numerous.

It may be well to state here, inasmuch as some anxiety has been excited at the East about the

“peculiar institution” in Nebraska, that almost none of the settlers from Missouri have brought slaves with them. At Nebraska City there are eleven slaves—the only ones in the Territory.

The people of Nebraska have no apprehensions, or cause for apprehensions, on this subject; and therefore it is not a matter much thought of or often mentioned.

PAWNEE COUNTY.

This county lies directly back of Richardson county. Its western line is the guide meridian. It is traversed by the Great Nemaha, the north fork passing through the extreme north-east township, the south fork traversing the county from north to south—nearly through the center—and its tributaries watering the whole region. What was said of the lands in Richardson is applicable to the southern portion of Pawnee, with the single exception that the rock is more abundant. The north range of townships are rocky; the most so, with the south part of Johnson, of any part of the Territory. The surface of the land is strewn with rock, and the quarries are of great extent. The valuable rock found here is limestone. In this region coal is found in large quantities but a few feet below the surface. This is the bituminous coal, but of a superior quality.

The lands in this part of the county are hardly fit for cultivation as compared with the other lands, the rock being in too great quantities.

There are no towns of importance in this county.

The settlements are as yet confined to the valleys of the rivers, where splendid farms are already to be seen. The inhabitants, like those in Richardson, are mostly from Missouri and southern Iowa.

In neither of these counties has much been done for schools—the settlements are too new and too scattered. The Methodists and Campbellites are the most numerous of the religious bodies.

NEMAHA COUNTY.

The rivers of this county are the Little Nemaha, and its tributaries, Rock, Honey, and the Big Muddy. The Little Nemaha is a rapid stream flowing over a soft, variable bed, now and then flowing over rock with rapids. It affords at frequent intervals ample milling privileges, which is also true of Honey creek, which passes through the two north-east townships, and the Big Muddy which waters the south-west corner and is a tributary of the Great Nemaha. Some of these privileges have been occupied by mills which supply the county. These rivers, with their tributaries, which are numerous, water the county thoroughly, there being not a township without a considerable stream, and hardly a section without its run of clear water. All these waters are bordered with wood, which is usually hard wood—oak, walnut, hickory, etc., etc., existing in about the same proportion as in Richardson along the Great Nemaha. There is abundance of wood to furnish fencing and fuel material to the whole country for years. At Brownville wood is delivered at \$2 per cord.

The first bottom of the Missouri forms the eastern border of the county, and, at the mouth of Honey creek, is six miles wide. At Brownville, which is nearly the center point between the north and south lines of the county, the bottom is cut off; the river sweeping up to the bluffs. Just south of that place, the bottom commences again, and runs on to the mouth of the Little Nemaha. On the immediate borders of the Little Nemaha, is a strip of land which may be called wet. It is about half a mile wide. At about that average distance from the river, is an abrupt ascent of about ten feet, beyond which extends a table bottom, perfectly level, and from four to eight miles wide. It is fertile in the highest degree, and is pronounced by the surveyors, first class land. Above the bottom is the rolling prairie. It is, like the same lands in Richardson, less broken than in some parts of the Territory. There is hardly one hundred acres in the whole county, which may not be cultivated with success. All kinds of produce are raised here. Wheat is grown in considerable quantities.

Upon the heads of the bluffs, particularly at and near Brownville, vineyards may be planted, it is believed, with great success. It is in nearly the same latitude as the great vineyards of Cincinnati, and in soil and other respects, resembles that locality. The experiment will be thoroughly tried the coming season, of growing the grape, and manufacturing wine from it, by Mr. Furnace of Brownville.

In the bluffs is an abundance of rock, particularly sandstone and limestone, for all building purposes,

although not in as great quantities as in Richardson and Pawnee counties. Granite boulders are scattered over the prairies, of all sizes, from mere pebbles to one hundred tons' weight.

Last season, a gentleman, who had been a resident of Missouri, nearly opposite Brownville, visited that place, and reported that some eight or ten years ago, coal had been taken from the bluffs of that point, and carried in quantities into all the neighboring country; but that a slide of the hill had filled and covered the pits. The citizens thereupon caused the slide to be removed, when the pits were found, and coal of a superior quality taken out in quantity. No thorough search has been made in this country for coal, the abundance of wood furnishing fuel.

The county is well supplied with springs of pure water. At a depth of about thirty-three feet water is found in almost every portion of the country.

The inhabitants are mostly from New York, Ohio, and Indiana. The first settlement was in August, 1854, from Missouri; but the Missourians have mostly returned. Of the religious denominations, the Methodists and Campbellites are most numerous. The population of the county is about 2000. Schools, under the Territorial common school system, have been established at several places.

The towns of this county are: Brownville, Nemaha City, Mount Vernon, and St. George.

Brownville is the county seat. It is situated on a bench of land, above the river bottom, which sets into the bluffs, forming a kind of basin. It is elevated

above the river from thirty to forty feet, and the bluffs are so close around it that it can not be seen from the river but at one point. It has a rock bottom landing, which is considered an advantage. The business is considerable for its size. It commands the whole interior, even Johnson county. One of its mercantile houses has done \$100,000 of business the past year. There are three mail routes from as many different points in Missouri; one from Nebraska City, and one from Fort Kearney, to this place. A steam ferry will ply across the river here next season. The *Nebraska Advertiser* is published here, by R. W. Furnace, the establishment of which is the largest in the Territory. Brownville College is located here, and will go into operation next year

The other towns have no considerable importance.

JOHNSON COUNTY.

This county was formed by the last Legislature out of the west portion of Nemaha, and the north tier of towns of Pawnee counties.

Its southern portion is traversed by the Great Nemaha, its northern by the Little Nemaha. The southern portion is very rocky, so much so as not to be favorable to agriculture. Coal is found in great quantities; upon one of the branches of the Great Nemaha, called Lawrence, is a mine, which is now being worked, and from which Nebraska City is supplied with coal. The rock found in this county is the sandstone, limestone, freestone, and the conglomerate

of fossil, sand, gravel, and lime, spoken of above. This county is well timbered, especially in the northern portion, and along the Little Nemaha, and its tributaries. The land is, in the northern portion of the county, of the same description as that of Nemaha county. Fine mill privileges are to be had in almost every portion of the county.

This county, as yet, is being thinly settled, and is of importance more on account of its coal and rock, than for its agriculture.

Tecumseh is the county seat.

OTOE COUNTY.

This county runs from the Missouri river on the east, to the guide meridian on the west. It is three townships wide, and is nearly the largest river county in the Territory. It has no bottom land on the Missouri, the bluffs running up to the river. It is watered by Honey creek in the south-east corner, and its western half is traversed by the Little Nemaha, its branches running through every township; the creeks and little runs of which, also water nearly every section. The bottoms of these rivers vary in width, generally nearly in exact proportion to their size. The description given of the bottoms of this river in Nemaha county, applies to the bottoms of the same river in Otoe county, except they are narrower. Immediately on the banks of the streams, is a border of wet ground at a general average of about a quarter of a mile in width; then going away from the river is an

abrupt ascent of from two to ten feet, beyond which extends a table bottom, perfectly level and dry, and from one to three miles wide. This is first class land. Above the bottom is the rolling prairie, which becomes at places hilly. It is easily cultivated, however, the soil being good, but not equal to the bottoms. The best farms in this county are those lying partly on the prairie, and partly on the bottom, in perhaps equal proportions. The county is scattered over with beautiful springs of pure water.

The eastern part of the county runs into rolling prairie, and is somewhat broken—more so, indeed, than the more southern portions of the Territory. But little land, however, is lost in the breaks; and in a country where the land was not exceedingly productive, and the hand of the cultivator had become hardened by the working of an unwilling soil, none would be considered unfit for successful tillage. There is less rock in this county than in the counties south of it. That most found, indeed, the only rock found in sufficient quantities to merit attention, here, is limestone, which is found in the bluffs along the rivers, and is of good quality. There is abundance of timber in the western part of the county, consisting, mostly, of oak, walnut, hickory, cotton-wood, and willow. The eastern portion of the county is not so well wooded, the prairies extending in far reaches of perfect nakedness. No coal, at least none of any quantity, has been found, although it is believed to exist. It is a misfortune which meets us at every turn, that no thorough geological survey of Nebraska has ever

been made. Such a survey would, we are persuaded, reveal within our limits inexhaustible mines of wealth. The best knowledge to be obtained of the characteristics of the country in these respects, is to be obtained by conversation with the United States surveyors; whose attention is not particularly drawn to these matters, in their rapid runnings over the country. Thorough investigations will, however, be made the coming summer, by the inhabitants of Otoe county, for coal and other mines, and quarries of rock. Indications of iron are found in this region, although it is hardly probable that it exists in any large quantities, or in such a state as fits it for working.

The population of Otoe county is made up of emigrants from Michigan, Ohio, Illinois, and Indiana, with a good share from Missouri. The Campbellites and Methodists are the largest of the religious denominations. The Old School Presbyterians have planted themselves here.

The largest town in this county is Nebraska City, which is a thriving, active town of about twelve hundred people. The buildings are generally wood, though a handsome brick block of some half dozen stores is just completed, while several others are about being built.

The town lies pretty high from the river, but one angle touching the Missouri, and that on an elevation almost worthy of being called a hill. The site itself is broken by a creek (Rock creek), which passes through it, forming a deep valley.

Bordering the town is Kearney City, which is separated from Nebraska City by Rock creek. It is

owned by the parties most largely interested in Nebraska City, and can be considered no rival of that place. Indeed, it is little more than a town site. At this place is the old Fort Kearney.

The fort itself is a mere block-house, built of square logs, two stories in height. About it are the buildings which the officers and men occupied as their quarters. They were not on a large scale, and are not now appropriated to military uses.

At this place is also the Nebraska City Preparatory and Collegiate Institute. This institution is not yet in operation, but the intention of its projectors is, that in the course of the coming summer, it shall be a good school, affording to the people of the county all the opportunities for education usually sought in a new country. Ultimately it is designed to make it a first class institution.

Nebraska City is the largest town south of the Platte. If the Land Office of the Platte Valley district is located here, as is probable, it must become an important town. Efforts are being made to secure the western terminus of the Burlington Railroad. One of the main stage routes through Iowa terminates here.

The *Nebraska News*, one of the best newspapers in the Territory, is published here.

CASS COUNTY.

This county takes us up to the Platte river, which forms its northern boundary. It reaches from the Missouri on the east, to the guide meridian on the west.

Like Otoe county, it has but little bottom on the Missouri, and the greater proportion of its land is rolling prairie.

The Weeping Water is the principal river in this county. This river waters the middle and south-east portion of the county. Like most of the streams in Nebraska, it is rapid. It flows over a rocky bed. In places it forms excellent milling privileges; the best of which is the Weeping Water Falls, where the river pours over a ledge of rock eight feet high. This river and its tributaries are bordered by the bottom lands, which are similar to those of the Little Nemaha. They vary from one half a mile to four miles in width, and are what the surveyors call first class lands. The tributaries of this river are so numerous as to make the townships through which it passes, by the large quantity of bottom land, exceedingly attractive to the cultivator of the soil. The western portion of this county is well watered by tributaries of Salt creek, which cuts through the north-west township; and the northern portion is well watered by streams running into the Platte. Above the bottom lands are the high rolling prairies, which are somewhat more broken than those of the counties south of this. They are, however, easily cultivated, and, like all the rolling prairie land, called second rate lands.

There is a fair share of timber in this county, which is mostly oak, black walnut, hickory, cotton-wood, and willow. Along the Platte wood is found in abundance, cotton-wood being the most prevalent.

A good deal of rock is found in this county, which

is mostly limestone, and which is of excellent quality. It is abundant along the Weeping Water and its larger tributaries. But little is found along the smaller streams.

The springs in this county are more abundant than in the counties south of it. Indeed, it is a rule, that from the south line of the Territory, up to where the Missouri makes a westerly turn, north of Dakotah county, the springs continually increase. In the north part of Pawnee county, springs are rare. There is hardly a claim of three hundred and twenty acres in Bent county which has not one, two, three, and sometimes more, clear, fresh, and considerable springs.

Several towns have been laid out in the eastern part of Cass county. Rock Bluff is one. It is situated in the valley of a small creek, passing down into the Missouri. On each side of the town rise bold hills, which are about half a mile apart on the river, and widen, as they run from it, to a mile or a mile and a half in distance, at the western line of the town plot. It is a good location, and its projectors show a *bonâ fide* intention to make a town of it.

Plattsmouth is, however, the place of largest promise in this county. It is located as near the Platte river as a town could be, its business portion being only somewhat over a mile from that river. Its site is, like that of Rock Bluffs, on a place made by the cutting through the bluffs of a stream. It is about twenty-five feet above the Missouri, and has a good landing. As yet it is not a considerable settlement, having, perhaps, five hundred inhabitants. It is, how-

ever, regarded as a point, and will enjoy a rapid growth. As a little town, it has a heavy commercial business. It lays large claims to being the western terminus of the Burlington and Missouri Railroad. Other places dispute its claim, but it has considerable advantages. The act of Congress donating lands in Iowa to aid the construction of that road, requires that it terminate as near as possible to the mouth of the Platte. If the road were to terminate at a point north of the mouth, it would, when continued, at a very little distance from the Missouri, strike the Mississippi and Missouri road; while, if it runs south of the Platte, it would pass through a beautiful country of great extent, and at no very distant day to be thickly settled. Besides, by keeping south of the Platte, a bridge of very great expense, over that river, would be saved.

The interests in favor of Plattsmouth are very large, and we are compelled, by a consideration of all circumstances in our estimate of places, to give it an advantage.

Cass county is well settled along the rivers, and many claims upon the prairies are made and put under cultivation. The inhabitants are mostly from the most important of the northern States, and are themselves active, industrious, and prosperous. The Presbyterians are strong here. Education is making some advances. In the large settlements, schools, somewhat above the character of those found in new and sparsely settled countries, have been put in operation.

The Plattsmouth Collegiate Institute will furnish ample educational facilities for the county.

SARPY COUNTY.

This county was erected from Douglas county at the last session of the Legislature, and took its name from the veteran trader, General P. A. Sarpy. The two parts, when one county, might be set down as the most important in the Territory. Even separated as they are, each possesses important advantages.

Sarpy runs from the Missouri on the east to the Platte on the west; the latter river flowing south and thus forming the western boundary of the county, makes an eastern deflection at nearly a right angle, and forms its southern border.

The rivers of this county are larger and more important than those of the southern counties. Thus we have, as we have said, the Missouri with numberless little streams flowing into it; the Platte with several others, one of which, Buffalo creek, in the south-east corner, being large enough to afford ample milling privileges—the Elk Horn just touching its west part, and the Big Pappillion with its mouth, and the Little, and West Pappillion.

These rivers are all bordered by bottoms which lie about two feet above the river. That of the Missouri is on an average half a mile wide. That of the Platte is much wider, extending sometimes back six, eight, and even ten miles. The bottoms of the other rivers vary from forty rods to four miles in width. These bottoms are in the highest degree fertile. In places the gopher has worked in the ground, until it has

become light and soft, so as to be ready for the seed of the gardener without the upturning of the plow. These places, should this Territory ever become thickly populated, will make gardens which will produce vegetables sufficient for thousands, with an incredibly small amount of labor.

Above the bottoms, in this county, are almost invariably found the second bottom or table lands, which are level strips of land, of variable width, equally productive with the first bottoms, but more dry and perhaps better fitted for being inhabited. Hardly any lands rivaling them in beauty are to be found in the world. As the eye follows down one of these tables, its view is broken, but here and there, by trees scattered in solitude or gathered in clumps and groves, as if the hand of art had disposed them for their finest effect; beneath, extends the bottom lands, rank with heavy vegetation, or covered by the towering trees of many years' growth; while above, are the bluffs, bold and precipitous, or quietly rising, beyond which extend the highlands or rolling prairies, their summits keeping nearly an exact level with the bluffs, their descents being sufficient to afford ample drainage to the whole country, both for culture and for health.

Along the Platte in some seasons, perhaps in the high water of every season, the first bottoms overflow. General P. A. Sarpy says he has been all over this region in canoes. So large and extensive overflows have not been known, however, since the settlement of the Territory. There can be no doubt that all the rivers in this part of the country have been

gradually decreasing—a fact which may account for the decrease of the overflows of this strange river. It is further known that once in about every seven years, this river has an extraordinary rise, reaching a great height and overflowing wide tracts of land not usually reached by its waters. This may furnish another solution to the problem.

The bottom and table lands of this country are first class, the high lands are second class. The large proportion of bottom and table lands warrants the assertion that the county is composed of the most fertile and valuable lands.

Along the Platte is found a blue limestone, of the very best quality, and in great abundance. Sandstone of a good quality is found in the bluffs.

There is abundance of wood along all the streams. The kind most abundant is cotton-wood; although oak, black walnut and hickory are found in sufficient quantities to fence and furnish fuel to the county for years.

Sand, clean and white, is found in the Platte, of a better character for building purposes, than can be found elsewhere.

In the opinion of many persons, coal will be found just below a soft limestone, which exists in quantities, and at a distance perhaps of over twelve feet from the surface. The writer is not aware whether any has been found in this county.

It is conceded by all that near the mouth of the Platte is to be, at no very future day, a great commercial emporium. If we look on the map we shall

find that, either by accident or a law of nature and of trade, large towns have grown up in a line running from east to west at distances of from two to four hundred miles. Commencing with New York, we have perhaps, first Albany, then Buffalo, then Detroit, then Chicago, then Davenport, and then — some place on the Missouri. To each of these places nature has given commercial advantages which she has withheld from other towns. The fact of the regularity and the disposition of the provisions of nature, can not fail to strike the mind of any person who regards the peculiar position, relation, and distance from each other of this line of towns. Similar lines might be run from other points on the Atlantic coast, to the west.

Some point which we can not now name, on the Missouri, possesses like distinction of advantage with the great cities named above. It is the proper distance from the first great town East, Davenport, namely, three hundred miles. It is upon a great natural avenue of trade and commerce running north and south, namely, the river. It is the eastern terminus of another great avenue of trade and commerce running west, namely, the great Platte valley—the emigrant route—the selected route for the first great national wagon-road to the Pacific, which is really the beginning of the great Pacific Railroad.

Sarpy county, lying at the very mouth of the Platte, claims attention in this matter. We have only to suggest that as the river, when it reaches the south-west corner of the county, makes a deflection to the north, nearly by a right angle, and retains that

course until it passes the north line of Sarpy and even bounds Douglas on the west—the great future avenue of trade to the west, if it keeps the north side of the Platte, as it undoubtedly will, must take a wide circuit to the south to pass through Sarpy county. We have already stated two simple reasons why the Burlington and Missouri road would pass through Platte-mouth, in Cass county, when it is extended beyond the river west. The statements we have made above show that the Mississippi and Missouri river road will not go down to Sarpy county. This leaves the county between those two points, one of which must hereafter be the great *dépôt* of the great Missouri valley.

Still, circumstances which we do not foresee, and influences which we can not anticipate, often change the course of trade. What we have said we put forth merely as our guess in a matter, which is wrapped up in the future.

But even if we are right, Sarpy county promises largely to the settler and capitalist. Its great fertility, and the fact that the great future emporium of this county is to be near it, makes its lands valuable, and its towns, within reasonable limits, certainties of success.

The principal town of this county is Bellevue. This place was selected many years ago by the Presbyterians as a mission station to the Indians. A mile square was taken and occupied by the mission, and when the United States extinguished the Indian title, those savages insisted upon the cession of the lands occupied by the Mission to the parties in charge of it.

The American Fur Company also made this one of their posts, and they continued the station as long as trade in the furs of the region lasted.

These two facts show that the place is one of importance so far as position goes, for the trade of succeeding years has almost always ratified the judgment of the missionary and the hunter in the selection of available points in the country.

Bellevue is beautifully situated on the table or second bottom lands of the Missouri. It lies some distance from the river—a bottom of considerable extent intervenes between the river and the town. Additions to the town have been made which extend it down to the river, where it has a good landing. It has here a good steam ferry. The town consists at present of two settlements, nearly three quarters of a mile apart, one at the mission, and one on the site of the towns as first laid out. The two interests have been united, and the growth of the two settlements will be in the direction of each other.

There are numbers of handsome houses and blocks in this place. Buildings will go up the coming summer on a large scale. Contracts for the construction of brick and stone blocks, which even in eastern cities would be considered large, have been made.

Sarpy county is well settled by a farming population. Produce is sold in Bellevue at lower figures by far than in Omaha. Its two hotels are equal to first class houses at the East, and another larger, and with architectural beauty, is about being built.

The *Bellevue Gazette*, at this place, is a handsome and spirited sheet.

Of the religious denominations, the Presbyterians are the most numerous. The Methodists are also occupying this point.

DOUGLAS COUNTY.

This county lies between the Missouri on the east and the Platte on the west.

The Little Pappillion, the Big Pappillion, and the Elk Horn, are its rivers. It has numberless little streams cutting it up in every direction.

Upon the Missouri is a bottom of the rich light vegetable mold, on an average of half a mile wide. For some distance above Sarpy, about one township, the bluffs rise from these bottoms abrupt and rugged. From a mile below Omaha, back of the bottoms is a table land on an average of a mile wide, back of which the bluffs, more properly called hills, rise as gently and evenly as if smoothed by long cultivation.

The plateau or table land forms the most beautiful sites for towns, and they have been well occupied. From the bluffs run back the rolling prairie or high lands. In the south part of the county these are a good deal broken, especially near the bluffs, while toward the north the roll is pretty heavy—at no place, however, so much so as to render it in the least difficult of cultivation. The Little Papillion is a small stream which has cut its bed down deep in the soil, so that it can not be said to have any bottom land. Some of the

little streams which run into it, however, have formed small bottoms. The Big Papillion, a much larger river, runs nearly through the center of the county. This river is a brisk stream, running over a soft variable bed of earth, with broad bottom lands of the greatest richness on each side. On the west of the river, the prairies rise up gently, near the Elk Horn, becoming very high. From these lands on the east, the houses in Omaha City can be distinctly seen; while on the west, the eye follows the Platte in its tortuous course through the richest valley in the world, a distance of forty miles. As the sun glances upon the broad waters of the Platte, which stretch themselves off to the Missouri; and as the two valleys of these two great rivers extend, the one till it is lost in the distant south, the other toward the great mountains, where are its sources, both laden with the heavy growth of grasses, and of forest, and teeming with the undeveloped richness of product, of coal, of rock, dotted all over with settlements, which must become, at no distant day, towns and cities, the mind of the beholder is filled with wonder at the future which awaits this heart of the great Union, fit to be the seat of its government when its Territories shall all have become States, and its States have become Empires.

The land on the east of the Elk Horn rolls up close to the bed of the river, where it forms bold precipitous bluffs. The Elk Horn and the Platte both run in the same valley through the west of Douglas; the land between them being merely bottom land. This valley overflows at times, but not so as to do much damage.

Of course it is all the richer for the overflow. It is the most fertile land.

The Elk Horn is about one hundred and fifty rods wide, running over a soft variable bed of earth. All the rivers we have mentioned afford excellent milling privileges.

A good show of timber, mainly cotton-wood, is found in this county, especially along the Elk Horn, Platte, and Big Pappillion. In places, the bluffs are crowned with forests of hard wood. This is particularly true of the bluffs along the Missouri, from Omaha City to Sarpy county.

Rock in sufficient abundance is found in the bluffs. It is mostly limestone of a good quality. The most and best is found in the bluffs along the Missouri and the Elk Horn.

This county is more distinguished for its towns than any other characteristic. Having the capital, and being the part of the Territory easiest reached from the East, it has filled up, especially the principal town, Omaha City, with the active speculative young men, who throng to any point newly opened, which promises to become a great emporium. Capital, energy, business, activity, skill, and will have poured in here, until the whole county may be said to rival any town at the East.

Along the Missouri river we have laid out four towns: the first is Omaha City; on the north of it at the distance of six miles, is Florence; and between Florence and Omaha City is Saratoga, and south of Omaha City is Omaha.

Omaha City is beautifully situated on a wide plateau, the second bottom of the Missouri river. Back of it rise the bluffs by gentle slopes, from the summits of which the great prairies of the interior roll in beautiful undulations. From the first of these may be seen the grandest view the eye of man ever looked upon. Up and down the river on the Nebraska side runs as far as the eye can reach, the table lands, so smooth, so unbroken, so perfect, the hand of art could not add to or take from, one part of it. Beyond is the river, bordered by heavy trees, with its broad shallows and turbid current, floating with serpentine windings. On the opposite side is the broad bottom of the river, and cutting short the view, rise the bold rugged bluffs of Iowa; the tracery of their forests standing out in the clear atmosphere, with the strongest distinctness, while Council Bluffs lies ensconced within an opening, a busy mart of all that region.

Omaha City is well built up with substantial brick blocks. It numbers eighteen hundred people. Its advantages are, first, it is the capital of the Territory. The United States have commenced building a capitol, which is situated on a handsome and commanding hill in the west of the town. The building is a parallelogram in form, with heavy columns upon each side. The ornaments, which are elaborate, are of iron, as are also the casings of the pillars and the caps of the windows. Fifty thousand dollars have been expended in laying the foundations and carrying it up one story. A like sum has been appropriated by Congress to

complete it. When finished, it will be a most elegant building.

The second advantage which Omaha City enjoys, is the fact that she lies directly opposite Council Bluffs, and is, at present at least, the head of navigation of the Missouri river. The first circumstance gives her the advantage of receiving the emigrant into the Territory. He sees her promise, and feels her enterprise, and makes her his home; or, if she seeks some other point, ever acknowledges that she is the great town of Nebraska. The second fills her landings with the immense imports from the East which supply the Territory. She is, indeed, the main point of entry for the emigrant and for merchandise. The coming season, at least one boat a day from St. Louis will unload at her landing.

A further advantage of Omaha City is, the fact that she is the eastern terminus of the great route to the West. A year ago Congress established a military road from this place to new Fort Kearney, and appropriated fifty thousand dollars for its construction. That work is nearly complete, and runs up the valley of the Platte through all the principal settlements west of this. Congress has made the further appropriation of four hundred thousand dollars to construct a great wagon-road to the South Pass, the eastern terminus of which is here.

These facts give Omaha City a great impetus, in her growth into a commercial town. Far and wide over the country her name is known as well as that of the Territory itself. To it is the great rush of emigration

at the present time. It has the start of all rivals, which no ordinary advantage can overcome.

The population of this place is made up of intelligent and enterprising men. They are generally from the cultivated and educated classes of the East. In the character of its society, as regards intelligence and culture, genteel, and even fashionable life, Omaha City rivals best towns of twice her population which can be named in New York or New England.

As an evidence of this, we refer to a course of ten lectures, delivered under the auspices of its library association, by citizens of the place, which, both in the character of the lectures delivered, and of the audiences assembled to listen to them, would do the highest credit to an eastern city.

Handsome churches have been built by the Methodists and Congregationalists, in both of which are settled clergymen. The Baptists also have a clergyman here. An Episcopal church has been organized, and service is regularly held on Sunday by a clergyman. A handsome church is to be erected by the Episcopalians the coming summer at an expense of \$7000. The Roman Catholics also have a church here.

The Territorial library, containing a nearly full set of the American Reports, and a good selection from the English, together with a large number of elementary law books, and a handsome case of miscellaneous works—in all numbering about four thousand volumes—is located here. The library is provided for in the organic act.

Florence, as we have said, lies about six miles north of Omaha City. It is a thriving place, with many advantages. It lies upon the same beautiful plateau as Omaha City. Opposite to it, on the Iowa side, is Crescent City, also a flourishing place. Its growth has been rapid and apparently substantial. Those interested in it claim for it a rock bottom landing, and that, at a short distance from the shore, is a rock island, and upon these two, it is believed, a substantial and cheap bridge can be constructed—a work which can not be accomplished elsewhere in consequence of the variable bed and current of the river. The great military road to Fort Kearney touches its western line, and much of the trade from the Platte valley stops here. The mercantile business of the place is heavy, commanding, as it does, the north, a portion of the west, and even a part of Iowa. We have stated elsewhere our belief that at some time a great city in the great line of New York, Albany, Buffalo, Detroit, Chicago, and Davenport, and sharing their importance, would grow up near these places. Severe argument has been long kept up between Omaha City and Florence, as to their relative claims for this great point. This fact surely favors Florence—that the road to pass through it makes a shorter route than by Omaha City. As to its rock landing and rock island, even surveyors differ, both as to their existence and advantage.

Saratoga lies between these two places, upon the same plateau with them. As yet it has no improvements, although a large hotel, and some fine resi-

dences, are to be built upon it the coming season. Its promise is rather for a splendid place for residence, than for business. It is hardly possible it should draw largely on the trade of Omaha City, unless some circumstance which can not now be seen, reveals itself. But as a residence it is unequaled.

Omaha lies at the south-east corner of Omaha City, with about two thirds of its site upon the bottom of the Missouri, the remaining third being upon the bluffs. It was laid out only a few months since; although the revenue of a large quarry of limestone, which is upon its lands, by a resolution of the Company, is to be expended in grading and paving its streets, and constructing a levee, which will add largely to its value. Its value consists in being located directly opposite the dépôt and grounds of the Mississippi and Missouri Railroad. The act of Congress, donating lands to aid in the construction of this road, designates Council Bluffs as its western terminus. The Company, or members of the Company, on its behalf, have made large purchases of lands for dépôts and grounds, as was necessary at that place.

It must be ten years before the great Pacific road can be carried through—carried even so far as to render the shortest route a necessity or even a desideratum. Till then, places of considerable size, although lying a little off the air line, will bring the road to them. The fact that Council Bluffs is the terminus of this road, and Omaha is directly opposite, will build up a town of large influence here very rapidly. We are therefore of opinion that the great

point for ten years to come is to be about the point where this road crosses the river. By that time it may change—may go to Florence—to save the deflection of many miles, first to the south to reach Council Bluffs, and then north to keep the north bank of the Platte. This is the work and the problem of future years.

It is further to be noted that along the Mississippi the large towns are all on the west side of the river. The law of that region can hardly help but rule here.

The gentlemen most interested in the Mississippi road, seem to have foreseen the importance of Omaha, having obtained large interests there.

The ferry which heretofore has landed toward the northern part of Omaha city, it is said, will, the coming season, land at the landing of Omaha.

A large influence is at work to secure the landing of all the boats from St. Louis at this place.

Hazelton is a town beautifully situated in the south part of the county. Extensive improvements are to be made there the coming season.

Elk Horn City lies upon one of the high prairies we have already described, east of the river of that name.

The Simpson University, a school under the Methodist influence, is located at Omaha city, and the Nebraska University of Saratoga is located at that place. Neither are yet organized.

WASHINGTON COUNTY.

The Missouri river has no bottom at the extreme south-east corner of this county, but at Fort Calhoun, some three miles above, there is about half a mile of bottom which is low and wet, with about three quarters of a mile of table, the most beautiful to be found. The bottom and table widen to about six miles at Cuming City. At the north-east corner of the county the bluffs run down to the river. The valley of Fish creek, which runs through this bottom, is wet, but the remaining portion is dry, and considered valuable for farming purposes. It is all claimed, and will be put under cultivation the coming summer. Within the bends of the Missouri, the land is low and heavily wooded with cotton-wood. Back of the bottoms the tables are very beautiful. The valley of the Big Papillion is narrow. On the east of it the land is but little above the table, but on the west it is the rolling prairie, considerably broken. Along the streams which run into it, is a large supply of hard wood. Sandstone is found in great quantities in this county.

Cuming City is beautifully located on the table-land, advantageously for the commerce of the river and the trade of the interior.

Fort Calhoun is the county seat.

BENT COUNTY.

This county, like Washington, has upon the Missouri broad bottoms, which are very fertile, and broad

tables which are both fertile and beautiful. The two, in places, run back six, eight, and ten miles. At the north-east corner the bluffs run down to the river. The description of Washington is almost exactly applicable to Bent as to wood, stone, and rolling prairie. Through the western part runs Logan creek, a branch of the Elk Horn, which has a narrow valley.

Central City, a town newly projected, being near the sixth standard parallel, claims the crossing of the Iowa air-line railroad, running from Fulton. It is beautifully located, with a good rock landing, and claims, and indeed has, large advantages for the crossing. It is in the hands of good men, who will, by improvement and influence, undoubtedly build it up into a town of importance.

DAHKOTA COUNTY.

This county lies north of the Omaha Reserve. This Reserve was granted to the Indians of the Omaha tribe two years ago, in exchange for lands then occupied by them further up the Missouri, about L'Eau Qui Court county. It is the most thickly wooded of any portion of the Territory.

The Missouri first and second bottoms, in Dahkota county, run from the south-east corner, to St. Johns, about two townships east of the west line of the county. These bottoms are well wooded with willow and cotton-wood. On the little streams at the head of the bluffs, are many beautiful groves of hard

timber. Back from the bottoms are the rolling prairies. This county has abundance of wood and rock, with signs of coal. The fact, now well established, that coal is found in Iowa, directly opposite, favors the idea that it exists in quantities in Dahkota county.

This county is well settled by a farming population, and is probably as good a county as any in the Territory.

The railroad from Dubuque is to terminate at or near Sioux City, which lies directly opposite on the Iowa side. This will build up some large town in this county, at no distant day. There are many towns which claim the crossing.

Omadi is located on the table land, overlooking the Missouri, and its valley. Through the south part of the town runs Omaha creek, which furnishes a good water-power, which is well used. Between this place and the Omaha Reservation, nine miles south, is a body of fifteen thousand acres of timber.

At the base of the bluffs, west of this town, is a sulphur spring, which is said to possess medicinal properties. We believe the waters have never been analyzed.

THE VALLEY OF THE PLATTE.

Not only is emigration filling up the great valley of the Missouri, but it is extending west in the valley of the Platte.

The great richness of the bottoms of this river, and

the advantage of abundance of timber, and of rock, and coal, is attracting thither the large portion of the settlers now coming into Nebraska.

The lands of the counties west of those we have described have not been yet surveyed, and no accurate information can be obtained as to their formations.

We know, however, that in the counties of Dodge and Platte, the river makes wide bottoms of great fertility and beauty. The high lands near them afford beautiful commanding views. The valley is well wooded with cotton-wood, and the numerous streams running into it are bordered by fine groves of hard wood.

This valley is conceded to be the route of the Pacific Railroad; a road can easily be built, with scarcely a grade, along the north bank of the Platte. Fremont is a town beautifully situated on this river, and is believed to be on the great route. It is settled by intelligent, active men, who will give it importance.

Buchanan, named after the President, to whom a share of its stock was presented, which was acknowledged by him in a handsome note, and Columbus, on Loupe Fork claim, are believed by surveyors to be on the route.

Fontenelle is the county seat of Dodge. It is handsomely located on the east bank of the Elk Horn, and is the largest inland town in the Territory.

THE SALT INTEREST.

On the eastern borders of Lancaster county, on Salt creek, is a basin, formed by bluffs, in which are some ten springs of salt water. The creek runs through the basin, and the springs pour their waters into the creek. It is said, by parties who have examined these waters, to contain ninety-five parts salt. The salt impregnates large extents of land about the springs, and as the waters of Salt creek empty into the Platte, the salt waters of the first may be distinctly traced for a great distance.

Two companies, the Chester and the Lancaster, have taken up these lands, and are preparing to manufacture salt. If their expectations are realized, the springs will be mines of wealth to Nebraska.

APPROPRIATIONS BY CONGRESS

FOR IMPROVEMENTS AND EXPENDITURES IN NEBRASKA.

1. The Military Road from Omaha City to Fort	
Kearney	\$50,000
2. The First appropriation for the Capitol	50,000
3. Penitentiary	30,000
4. South Pass Wagon Road	400,000
5. Second appropriation for the Capitol	50,000
Total	\$580,000

EDUCATION IN NEBRASKA.

AMPLE provision is made by the appropriation of Public Lands in this Territory for the benefit of Common Schools, and the encouragement of education generally. Teachers from New England, New York, and other Eastern States, are already coming among us, and establishing their schools. Many of them are well acquainted with the *National Series of Standard School-Books*, published by A. S. Barnes & Co., New York, now so extensively used in the different States of the Union, and will be pleased to find them the standard of this Territory. To those Teachers who may not be familiar with all of them, the following remarks are respectfully addressed:

The best talent that could be procured has been employed in the preparation of these works; and the high standard they have already attained, as Class-Books for the Institutions of our country, is gratifying evidence of their intrinsic merits—and it is believed fully entitles them to the name of the NATIONAL SERIES.

It is the intention of the Publishers to use all possible endeavors to sustain the reputation which these

works enjoy, by issuing the most approved works on various subjects which come within the range of *School and Academic Instruction*—and to keep up with the age, by publishing revised and improved editions of such works as need revision.

The following is a list of some of the books belonging to the National Series of Standard School-Books, which have been selected by the different State Superintendents of the Union, as the best books for their Common Schools.

The subscribers have such arrangements with the New York publishers, as to be able to furnish the “National School Series” on the most liberal terms.

It is our intention to be supplied with all the popular Books of the day, and we shall take pleasure in filling all orders for School, Classical, Miscellaneous, Law, and Medical Books, together with Stationery generally.

C. C. WOOLWORTH.

OMAHA CITY, *May 1st*, 1857.

UNIFORMITY OF SCHOOL BOOKS.

TEXT BOOKS,

RECOMMENDED BY THE SUPERINTENDENTS

OF

Public Instruction in the Different States of the Union.

SELECTED FROM THE

National Series of Standard School Books.

THE following States (through their Superintendents of Public Instruction) have given their OFFICIAL SANCTION to the following School Books as the best adapted to their various schools:

STATE OF MICHIGAN.

This State was among the first whose superintendent recommended a uniform series of Text Books for their schools, and the following were among the books selected by Hon. FRANCIS SHERMAN in 1852, then Superintendent of Michigan, which have become the *uniform standard* throughout the State, and highly recommended by a host of teachers, who are now using them.

DAVIES' SERIES OF ARITHMETICS AND MATHEMATICS.
CLARK'S NEW ENGLISH GRAMMAR.
WILLARD'S HISTORY OF THE UNITED STATES.
WILLARD'S UNIVERSAL HISTORY.
FULTON & EASTMAN'S BOOK-KEEPING.
PARKER'S COMPENDIUM OF NATURAL PHILOSOPHY.
PARKER'S JUVENILE PHILOSOPHY, Nos. 1 and 2.
PARKER'S RHETORICAL READER.

STATE OF WISCONSIN.

HON. A. C. BARRY, Superintendent of Public Instruction of Wisconsin, in a letter to the publishers, Jan. 20, 1856, announced that he had recommended the following books for the schools of the State, viz.:

DAVIES' SERIES OF ARITHMETICS AND MATHEMATICS.
PARKER'S JUVENILE PHILOSOPHY, Nos. 1 and 2.
PARKER'S COMPENDIUM OF NATURAL PHILOSOPHY.
CLARK'S NEW ENGLISH GRAMMAR.
BROOKFIELD'S FIRST BOOK IN COMPOSITION.
PARKER'S WORD-BUILDER.
WELCH'S ANALYSIS OF THE ENGLISH SENTENCE.
DAY'S ART OF RHETORIC.
WRIGHT'S ANALYTICAL ORTHOGRAPHY.
NORTHEND'S DICTATION EXERCISES.
FULTON & EASTMAN'S BOOK-KEEPING AND BLANKS.

MONTEITH'S FIRST LESSONS IN GEOGRAPHY.

MONTEITH'S MANUAL OF GEOGRAPHY.

McNALLY'S COMPLETE SCHOOL GEOGRAPHY.

In his official circular, however, he has (for some unknown reason) omitted the Geographies and Arithmetics, and added to his list—

WILLARD'S SCHOOL HISTORY OF THE UNITED STATES.

WILLARD'S LARGER HISTORY " "

WILLARD'S UNIVERSAL HISTORY.

MINNESOTA TERRITORY.

The *Superintendent of Public Instruction* of this Infant Territory has recommended the following school books:

DAVIES' SERIES OF ARITHMETICS AND MATHEMATICS.

PARKER'S NATURAL PHILOSOPHY.

WILLARD'S SCHOOL HISTORIES.

FULTON & EASTMAN'S BOOK-KEEPING.

STATE OF ILLINOIS.

HON. N. W. EDWARDS, the late Superintendent of this State, adopted a uniform series of school books, and recommended them to be used in all the schools of the State. They have already become the favorite

State Recommendations.

series, and are now extensively used. Among them are the following:

DAVIES' SERIES OF ARITHMETICS AND MATHEMATICS.
PARKER'S COMPENDIUM OF NATURAL PHILOSOPHY.
PARKER'S JUVENILE PHILOSOPHY, Nos. 1 and 2.
CLARK'S NEW ENGLISH GRAMMAR.
FULTON & EASTMAN'S BOOK-KEEPING.
FULTON & EASTMAN'S COPY BOOKS.
DAY'S ART OF RHETORIC.
NORTHEND'S DICTATION EXERCISES.
*MONTEITH'S MANUAL OF GEOGRAPHY.
CHAMBERS' INTRODUCTION TO THE SCIENCES.

Extract from the State Superintendent's Circular.

The selection of the books was deemed a matter of very great importance, and has received my special attention. I have kept in view two leading objects, in presenting a course of Instruction. First, that the system be educational in its structure and methods, by which I mean, that all the principles in such works as are of a scientific character, be clearly and accurately stated, and placed in such order and connection as to train the young mind to processes of thought and reasoning. This, I am sure, can be attained, to some extent, at least, even by the most elementary works, if rightly constructed; and second, that the system be eminently practical; by which I mean that it should lay down, in a clear, concise, and logical manner, all the rules by which the principles of science are applied to practical matters.

N. W. EDWARDS,
Superintendent of Public Instruction.

* McNALLY'S GEOGRAPHY, No. 3 of the "National Geographical Series," was published subsequent to Mr. EDWARDS' Circular.

STATE OF INDIANA.

The Superintendent of Indiana, Hon. W. C. LARRABEE, issued his circular in 1853, recommending the following books for the schools of that State:

DAVIES' MATHEMATICAL WORKS (in part).

PARKER'S NATURAL PHILOSOPHY.

WILLARD'S HISTORY OF THE UNITED STATES.

WILLARD'S UNIVERSAL HISTORY.

MARTIN'S ORTHOEPIST.

FULTON & EASTMAN'S BOOK-KEEPING AND BLANKS.

The successor of Mr. LARRABEE (the Hon. CALEB MILLS), in his last report in 1857, recommended, in addition to the above books, the National Geographical series, viz.:

MONTEITH'S FIRST LESSONS IN GEOGRAPHY.

MONTEITH'S MANUAL OF GEOGRAPHY.

McNALLY'S COMPLETE SCHOOL GEOGRAPHY. Also,

SMITH'S JUVENILE DEFINER.

STATE OF OHIO.

The Superintendent of this State has never issued an official circular recommending any particular series of school books. The numerous counties in this State, however, have taken the matter into their own hands, and many have adopted a UNIFORM SERIES by action of county and town boards. Among the books adopted

are many from the NATIONAL SERIES. The same course is pursued by NEW-YORK, PENNSYLVANIA, and most of the NEW ENGLAND STATES.

STATE OF MISSOURI.

Hon. W. B. STARK, the recently elected Superintendent of Public Instruction of this State, has issued the following circular:

“ CITY OF JEFFERSON, *March 4, 1857.*

“ Being convinced that a uniform series of Text Books is essential to the successful development of our common school system, and having examined the following works, heretofore recommended by my predecessors, I feel no hesitation in recommending their continued use in the common schools of our State, and I do hereby recommend them to the teachers and patrons of the common schools in the State of Missouri.

“ W. B. STARK,

“ Superintendent Common Schools, Missouri.”

The following are among the books recommended:

DAVIES' SERIES OF ARITHMETICS AND MATHEMATICS.

PRICE'S ENGLISH SPELLER.

PARKER'S SERIES OF READERS (1, 2, 3, 4, and 5).

PARKER'S WORD-BUILDER.

MONTETH'S FIRST LESSONS IN GEOGRAPHY.

MONTETH'S MANUAL OF GEOGRAPHY.

MCNALLY'S COMPLETE SCHOOL GEOGRAPHY.

NORTHEND'S DICTATION EXERCISES.

BROOKFIELD'S FIRST BOOK IN COMPOSITION.

NORTHEND AND ZACHOS' SPEAKERS AND DIALOGUES.

WILLARD'S SCHOOL HISTORY OF THE UNITED STATES.

WILLARD'S UNIVERSAL HISTORY.

CLARK'S FIRST LESSONS IN ENGLISH GRAMMAR.

CLARK'S NEW ENGLISH GRAMMAR.

PARKER'S JUVENILE PHILOSOPHY, Nos. 1 and 2.

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MAHAN'S INTELLECTUAL PHILOSOPHY.

CHAMBERS' INTRODUCTION TO THE SCIENCES.

MCINTYRE'S ASTRONOMY AND STUDY OF THE GLOBES.

STATE OF NORTH CAROLINA.

The Superintendent of this State (Hon. C.H.WILEY), has recommended the following books for the schools of his State, and urges *uniformity* in all their schools:

NORTH CAROLINA SERIES OF READERS, Nos. 1, 2, and 3.

DAVIES' SERIES OF ARITHMETICS, Nos. 1, 2, 3, and 4.

MONTEITH & McNALLY'S SERIES OF GEOGRAPHIES.

FULTON & EASTMAN'S BOOK-KEEPING AND BLANKS.

FULTON & EASTMAN'S SERIES OF COPY BOOKS.

PARKER'S NATURAL PHILOSOPHY, Parts 1, 2, and 3.

WILLARD'S SCHOOL HISTORY OF THE UNITED STATES.

STATE OF ALABAMA.

The Superintendent of this State (Hon. W. F. PERRY), has recommended a few books for the schools of his State. Among them are the following, viz.:

DAVIES' SERIES OF ARITHMETICS AND MATHEMATICS.

WILLARD'S SCHOOL HISTORIES.

MONTEITH'S GEOGRAPHIES. (List of books not yet completed).

Other States in the Union have not yet adopted a uniform series of books; but the action of the above-mentioned Superintendents of Common Schools is a fair exhibit of the character and circulation of the *National Series of Standard School Books*.

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Land Office Funds paid for Currency or Bills of Exchange.

Loans effected on good security.

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Lands entered for settlers, and time given for payment.

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REFERENCES:

F. S. Jesup & Co., Bankers, Dubuque, Iowa.

W. J. Barney & Co., Bankers, “

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LAND AND REAL ESTATE AGENT,
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When Warrants are sent, to guard against loss, the act of Congress authorizing the same, the number of the warrant, date, and to whom issued, should be retained.

Letters of inquiry answered with care,

REFERENCES:

- Hon. John Dick, House of Representatives, Washington, D. C.
Hon. D. Weisel, Hagerstown, Md.
Frederic Schley, Esq., Frederic, Md.
William H. Grant, Esq., Sing Sing, N. Y.
C. B. Wright, Esq., Banker, Philadelphia, Penn.
Hon. John Galbraith, Erie, Penn.
John A. Tracy, Esq., Banker, Cleveland, Ohio.
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REFERENCES:

Hon. T. B. Cuming, Secretary of Nebraska,
Messrs. Poppleton and Byers, Omaha City, Nebraska,
Dr. Enos Lowe, Receiver, Council Bluffs Land Office.
Hon. George W. Jones, U. S. Senator, Washington, D. C.,
Hon. Warner Lewis, Surveyor General, Dubuque, Iowa.
Messrs. Langworthy and Brothers, Bankers, Dubuque, Iowa.
Hon. D. S. Jones, Baldwinsville, New York,
Major M. D. Burnet, Syracuse, New York,

E. ESTABROOK,

U. S. DISTRICT ATTORNEY,

COUNSELOR AT LAW,

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OMAHA CITY, NEBRASKA,

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Town plats and abstracts of title will be kept in his office. Particular attention given to disputed pre-emptions; and promptness used in collections.

REFERENCES:

Hon. A. J. Parker, late Chief Justice Supreme Court N. Y., Albany.

Hon. Ira Harris, late Chief Justice Supreme Court N. Y., Albany.

Major John J. Peck, Cashier of Burnet Bank, Syracuse, N. Y.

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Hon. William Jessup, Montrose, Pennsylvania.

David Paul Brown, Esq., Philadelphia.

Hon. Fenner Ferguson, Chief Justice, Nebraska, Bellevue.

Col. A. R. Gilmore, Receiver, Omaha City.

Messrs. Green, Weare and Benton, Council Bluffs, Iowa.

Dr. Enos Lowe, Register, Council Bluffs, Iowa.

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NEBRASKA LAND AGENCY.

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GENERAL LAND AGENTS AND DEALERS
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We locate warrants, loan warrants on pre-emptions, or on time entry, invest moneys, etc, etc. And we would call the attention of those wishing to invest their money in the West to the superior advantages possessed by the country subject to entry at the Land Office, located at Omaha City; embracing a wide region of first-rate land for a distance of one hundred miles north of the Kansas line.

No lands have yet been in market in Nebraska. The country is rapidly settling by a good class of people, and their numbers will be greatly increased in a few months.

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REFERENCES:

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Land Warrants sold for Eastern Dealers. In the entry of Lands, choice selections may be relied upon. We do our own Land-hunting, and make no entries until after a thorough examination.

REFERENCES:

James Wright, Wall-street, New York.

William A. Woodward, Esq., New York.

Charles Harris, Esq., New York.

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